

# Unit 2469 Centergate Dr # 204 - Aventine at Miramar

2469 Centergate Dr # 204 - 2400-2590 Centergate Dr, Miramar, FL, Broward 33025

## Unit Information

MLS Number:	A11617696
Status:	Pending
Size:	1,205 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,2 Spaces,Additional Spaces Available
View:	Garden View
Rental Price:	\$2,550
List PPSF:	\$2
Valuated Price:	\$368,000
Valuated PPSF:	\$305

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*



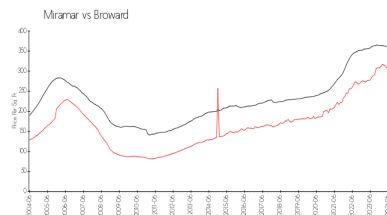
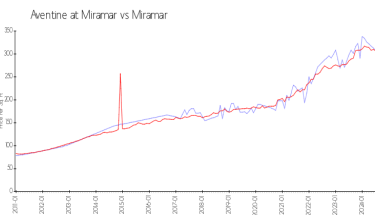
## Building Information

Number of units:	848
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	0%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Building Association Information

Aventine at Miramar  
 HOMEOWNERS/CONDO ASSOCIATION  
 2436 Centergate Drive  
 Miramar, FL 33025  
 (954) 435-464

## Market Information



Aventine at Miramar: \$304/sq. ft.  
 Miramar: \$302/sq. ft.

Miramar: \$302/sq. ft.  
 Broward: \$345/sq. ft.

## Inventory for Sale

Aventine at Miramar	1%
Miramar	1%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Aventine at Miramar	41 days
Miramar	46 days
Broward	72 days