

Unit 2564 Centergate Dr # 208 - Aventine at Miramar

2564 Centergate Dr # 208 - 2400-2590 Centergate Dr, Miramar, FL, Broward 33025

Unit Information

MLS Number: A11930478
 Status: Active
 Size: 1,160 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces, Detached, Guest Parking
 View:
 List Price: \$349,000
 List PPSF: \$301
 Valuated Price: \$316,000
 Valuated PPSF: \$272

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: 8
 Building inventory for sale: 0%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 11
 Number of sales over the last 3 months: 6

Building Association Information

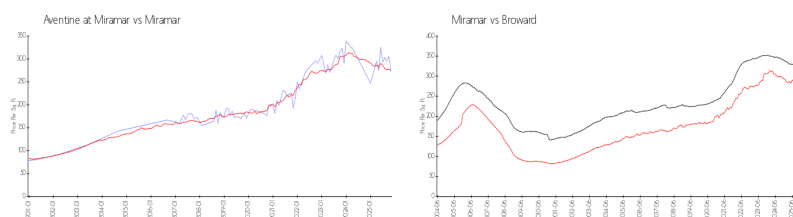
Aventine at Miramar
 HOMEOWNERS/CONDO ASSOCIATION
 2436 Centergate Drive
 Miramar, FL 33025
 (954) 435-464

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
107	1,160 sq ft	Nov 2025	\$310,000	\$267
101	1,080 sq ft	Oct 2025	\$330,000	\$306
203	1,205 sq ft	Oct 2025	\$357,500	\$297
105	1,080 sq ft	Oct 2025	\$335,000	\$310
104	1,072 sq ft	Sep 2025	\$292,000	\$272
204	1,072 sq ft	Sep 2025	\$280,000	\$261

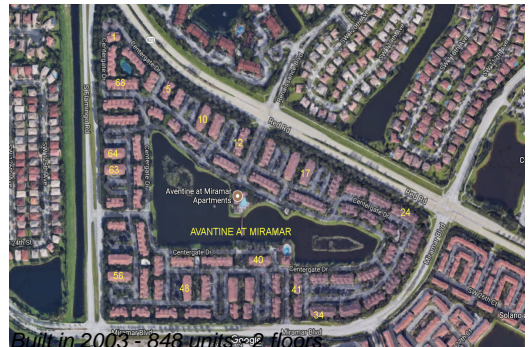
Market Information



Aventine at Miramar: \$272/sq. ft.
 Miramar: \$275/sq. ft.

Miramar: \$275/sq. ft.
 Broward: \$311/sq. ft.

Inventory for Sale



Aventine at Miramar	1%
Miramar	2%
Broward	4%

Avg. Time to Close Over Last 12 Months

Aventine at Miramar	52 days
Miramar	61 days
Broward	88 days