

Unit 504 - Flamenco Towers I & II

504 - 3701 N Country Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11431656
 Status: Active
 Size: 1,022 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$449,929
 List PPSF: \$440
 Valuated Price: \$306,000
 Valuated PPSF: \$299

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: 393
 Number of active listings for rent: 0
 Number of active listings for sale: 10
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 1

Building Association Information

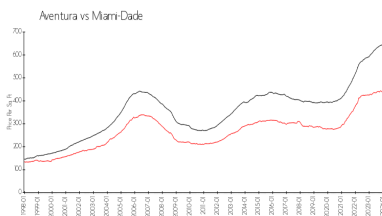
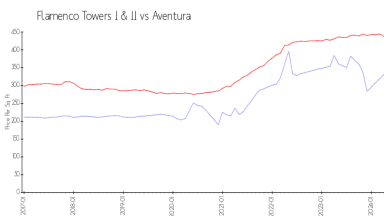
Flamenco Towers Condominium
 Address: 3701 N Country Club Dr, Aventura, FL 33180
 Phone: +1 305-931-1225

<http://flamencocondo.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1506	1,135 sq ft	Apr 2024	\$376,000	\$331
1209	1,068 sq ft	Dec 2023	\$310,000	\$290
1501	1,092 sq ft	Nov 2023	\$400,000	\$366
1226	1,135 sq ft	Nov 2023	\$370,000	\$326
105	1,150 sq ft	Nov 2023	\$322,500	\$280

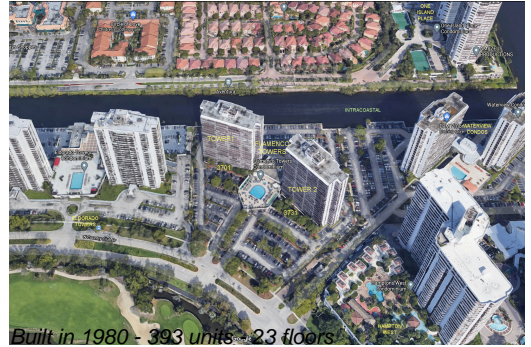
Market Information



Flamenco Towers I & II: \$331/sq. ft.
 Aventura: \$438/sq. ft.
 Aventura: \$438/sq. ft.
 Miami-Dade: \$698/sq. ft.

Inventory for Sale

Flamenco Towers I & II: 3%
 Aventura: 4%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Flamenco Towers I & II

47 days

Aventura

87 days

Miami-Dade

81 days