

Unit 2803 - Atlantic 3 @ the Point

2803 - 21050 Point PI, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11512699
Status:	Active
Size:	2,690 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Guest Parking, Valet Parking
View:	Intracoastal View, Direct Ocean
Rental Price:	\$10,000
List PPSF:	\$4
Valuated Price:	\$1,402,000
Valuated PPSF:	\$521

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.

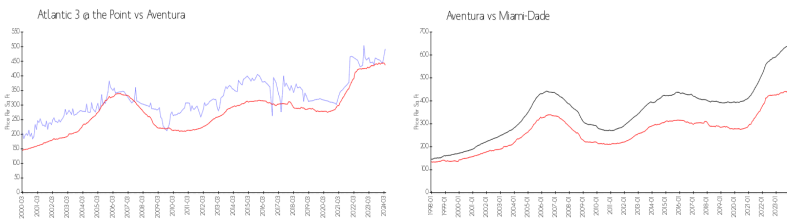
Building Information

Number of units:	167
Number of active listings for rent:	2
Number of active listings for sale:	8
Building inventory for sale:	4%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

Building Association Information

Atlantic III at The Point Condominium Association, Inc.
305 692-8901

Market Information



Atlantic 3 @ the Point:	\$492/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$695/sq. ft.

Inventory for Sale

Atlantic 3 @ the Point	5%
Aventura	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Atlantic 3 @ the Point	60 days
Aventura	90 days
Miami-Dade	81 days

