

# Unit 1706 - Sands Pointe

1706 - 16711 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11522255  
 Status: Active  
 Size: 1,670 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$5,600  
 List PPSF: \$3  
 Valuated Price: \$1,017,000  
 Valuated PPSF: \$609

*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.*

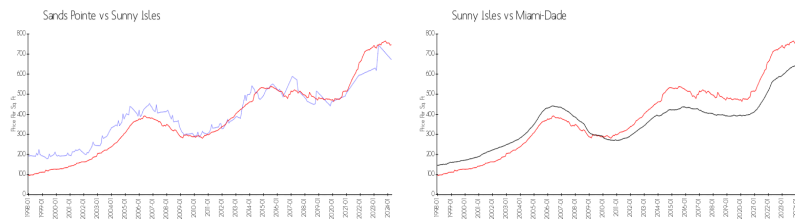
## Building Information

Number of units: 211  
 Number of active listings for rent: 16  
 Number of active listings for sale: 4  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

Sands Point Condominium Association Inc  
 (305)947-8881 & (305) 947-4218

## Market Information



Sands Pointe:	\$673/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Sands Pointe 2%  
 Sunny Isles 5%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Sands Pointe 38 days  
 Sunny Isles 116 days  
 Miami-Dade 81 days

