

# Unit 709 - Flamenco Towers I & II

709 - 3701 N Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11522811
Status:	Active
Size:	1,068 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$348,999
List PPSF:	\$327
Valuated Price:	\$343,000
Valuated PPSF:	\$321



*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

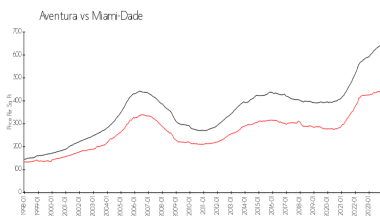
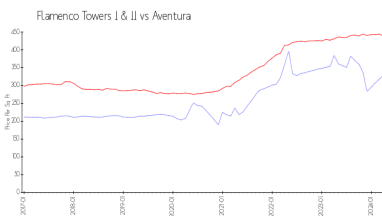
Flamenco Towers Condominium  
 Address: 3701 N Country Club Dr, Aventura, FL 33180  
 Phone: +1 305-931-1225

<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