

Unit 2203 - Flamenco Towers I & II

2203 - 3701 N Country Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11534273
Status:	Active
Size:	1,144 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces, Guest Parking
View:	
List Price:	\$425,000
List PPSF:	\$372
Valuated Price:	\$427,000
Valuated PPSF:	\$373

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

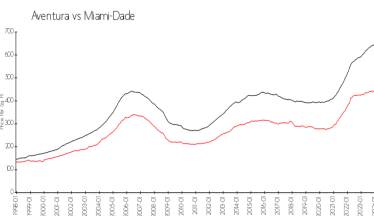
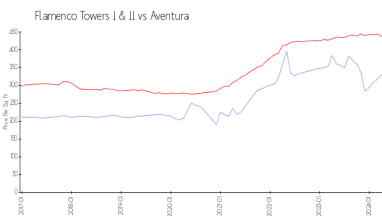
Flamenco Towers Condominium
 Address: 3701 N Country Club Dr, Aventura, FL 33180
 Phone: +1 305-931-1225

<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

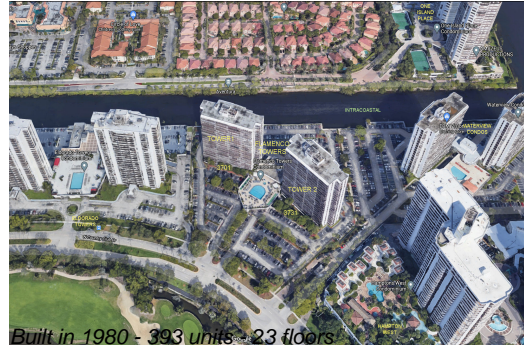
Market Information



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