

# Unit 2855 Leonard Dr # H406 - Point East II

2855 Leonard Dr # H406 - 2851 Leonard Dr, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11544853
Status:	Active
Size:	965 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$245,000
List PPSF:	\$254
Valuated Price:	\$206,000
Valuated PPSF:	\$213

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:	312
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	0

## Building Association Information

Point East Two  
 Condominium Corporation, Inc  
 2895 Point East Drive  
 Aventura, FL 33160  
 Telephone: 305 931 3960 Ext-2  
 Fax: 305 931 6892

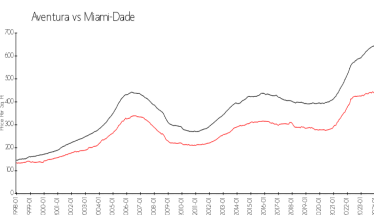
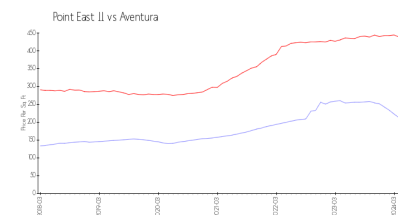
pointeasttwo@yahoo.com

<https://www.pointeasttwocondominiums.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
J506	1,083 sq ft	Jan 2024	\$255,000	\$235
F203	763 sq ft	Jan 2024	\$190,000	\$249
H106	965 sq ft	Dec 2023	\$236,000	\$245
H212	768 sq ft	Dec 2023	\$190,000	\$247
H311	763 sq ft	Oct 2023	\$196,000	\$257

## Market Information



Point East II:	\$212/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.



## **Inventory for Sale**

Point East II	3%
Aventura	4%
Miami-Dade	3%

## **Avg. Time to Close Over Last 12 Months**

Point East II	43 days
Aventura	87 days
Miami-Dade	81 days