

# Unit 1407 - Marina Palms Residences South

1407 - 17111 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | A11547067   |
| Status:         | Active  |
| Size:           | 3,794 Sq ft.  |
| Bedrooms:       | 6   |
| Full Bathrooms: | 4   |
| Half Bathrooms: | 1   |
| Parking Spaces: | Additional Spaces Available,Guest Parking,Parking Garage,Valet Parking Lake |
| View:           |   |
| Rental Price:   | \$16,500  |
| List PPSF:      | \$4   |
| Valuated Price: | \$1,165,000   |
| Valuated PPSF:  | \$674   |

*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.*

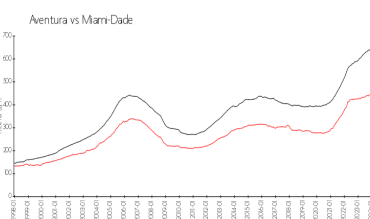
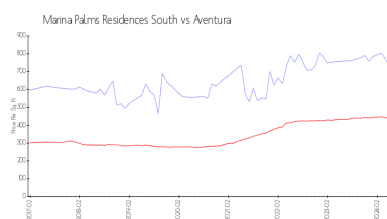
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 234 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 24  |
| Building inventory for sale:             | 10% |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

Marina Palms Yacht Club & Residences  
Address: 17201 Biscayne Blvd,  
North Miami Beach, FL 33160  
Phone: +1 786-629-9670

## Market Information



|                                |               |             |               |
|--------------------------------|---------------|-------------|---------------|
| Marina Palms Residences South: | \$729/sq. ft. | Aventura:   | \$437/sq. ft. |
| Aventura:                      | \$437/sq. ft. | Miami-Dade: | \$705/sq. ft. |

## Inventory for Sale

|                               |     |
|-------------------------------|-----|
| Marina Palms Residences South | 10% |
| Aventura                      | 4%  |
| Miami-Dade                    | 3%  |

## Avg. Time to Close Over Last 12 Months

|                               |          |
|-------------------------------|----------|
| Marina Palms Residences South | 199 days |
| Aventura                      | 91 days  |
| Miami-Dade                    | 81 days  |

