

Unit PH-3 - Bellini at Williams Island

PH-3 - 4100 Williams Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11559441
Status:	Active
Size:	4,955 Sq ft.
Bedrooms:	4
Full Bathrooms:	6
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$5,300,000
List PPSF:	\$1,070
Valuated Price:	\$5,035,000
Valuated PPSF:	\$1,016

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:	68
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	1%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

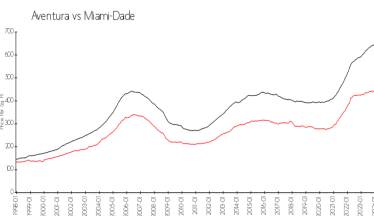
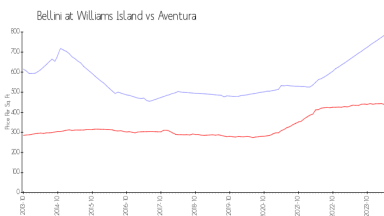
Williams Island
 Address: 5300 Island Blvd,
 Aventura, FL 33160
 Phone:+1 305-937-7880

<http://www.williamsislandclub.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
704	2,608 sq ft	Oct 2023	\$1,650,000	\$633
1604	2,608 sq ft	Aug 2023	\$1,900,000	\$729
2001	2,235 sq ft	Jul 2023	\$1,600,000	\$716
1104	2,608 sq ft	Jun 2023	\$1,800,000	\$690

Market Information



Bellini at Williams Island:	\$784/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Bellini at Williams Island	1%
Aventura	4%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Bellini at Williams Island

198 days

Aventura

87 days

Miami-Dade

81 days