

# Unit 2606 - South Tower @ the Point

2606 - 21055 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11571663  
 Status: Active  
 Size: 1,775 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View: Canal, Intracoastal View, Ocean View  
 Rental Price: \$6,450  
 List PPSF: \$4  
 Valuated Price: \$906,000  
 Valuated PPSF: \$510

*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.*

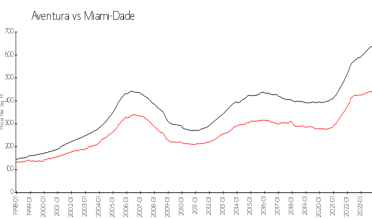
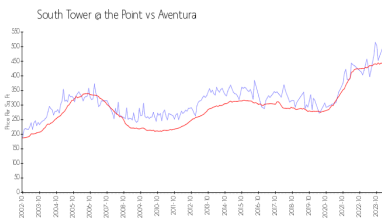
## Building Information

Number of units: 288  
 Number of active listings for rent: 2  
 Number of active listings for sale: 13  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

## Building Association Information

South Tower At The Point Condominium Association Inc  
 (305) 936-1555

## Market Information



South Tower @ the Point:	\$445/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

South Tower @ the Point	5%
Aventura	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

South Tower @ the Point	85 days
Aventura	89 days
Miami-Dade	81 days

