

# Unit 1704 - Marina Palms Residences South

1704 - 17111 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11574002  
 Status: Pending  
 Size: 1,801 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View:  
 Rental Price: \$7,800  
 List PPSF: \$4  
 Valuated Price: \$1,354,000  
 Valuated PPSF: \$752

*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.*

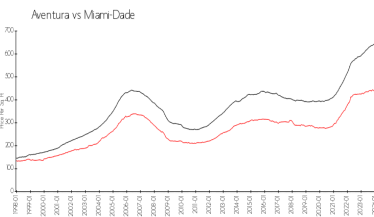
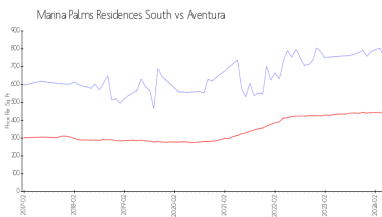
## Building Information

Number of units: 234  
 Number of active listings for rent: 0  
 Number of active listings for sale: 26  
 Building inventory for sale: 11%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

## 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:	\$752/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Marina Palms Residences South: 11%  
 Aventura: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Marina Palms Residences South: 115 days  
 Aventura: 89 days  
 Miami-Dade: 81 days

