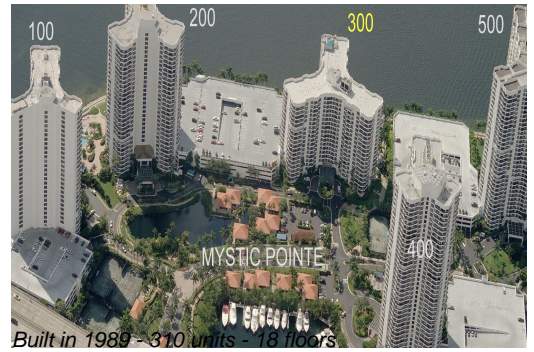


Unit 1801 - Mystic Pointe Tower 300

1801 - 3600 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11576697
Status: Active
Size: 2,503 Sq ft.
Bedrooms: 4
Full Bathrooms: 4
Half Bathrooms: 4
Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
View:
List Price: \$979,000
List PPSF: \$391
Valuated Price: \$1,114,000
Valuated PPSF: \$445



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: 310
Number of active listings for rent: 6
Number of active listings for sale: 10
Building inventory for sale: 3%
Number of sales over the last 12 months: 8
Number of sales over the last 6 months: 3
Number of sales over the last 3 months: 2

Building Association Information

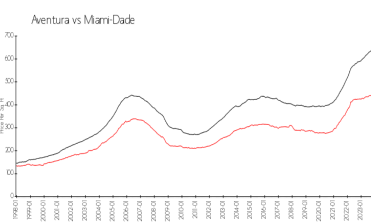
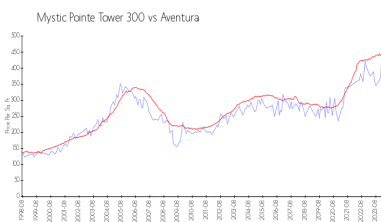
Mystic Pointe Condo No. One Assoc., Inc. , Inc. oc., Inc.
305-933-2636 & 300mgr@mystict300.com

<http://www.mysticpointe300.com/NewInteraction/web/Default.aspx?cid=92&n1=83>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
307	1,353 sq ft	Apr 2024	\$475,000	\$351
203	1,091 sq ft	Apr 2024	\$478,000	\$438
1115	1,050 sq ft	Jan 2024	\$460,000	\$438
1702	1,150 sq ft	Aug 2023	\$410,000	\$357
917	1,150 sq ft	Jul 2023	\$415,000	\$361
1404	792 sq ft	Jul 2023	\$345,000	\$436
1107	1,353 sq ft	Jul 2023	\$590,000	\$436

Market Information



Mystic Pointe Tower 300: \$373/sq. ft.
Aventura: \$437/sq. ft.
Aventura: \$437/sq. ft.
Miami-Dade: \$695/sq. ft.

Inventory for Sale

Mystic Pointe Tower 300	3%
Aventura	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 300	85 days
Aventura	89 days
Miami-Dade	81 days