

# Unit 2804 - Porto Bellagio

2804 - 17100 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11577040  
 Status: Active  
 Size: 1,116 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Spaces, Assigned Parking  
 View: Canal  
 Rental Price: \$3,950  
 List PPSF: \$4  
 Valuated Price: \$631,000  
 Valuated PPSF: \$565

*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.*

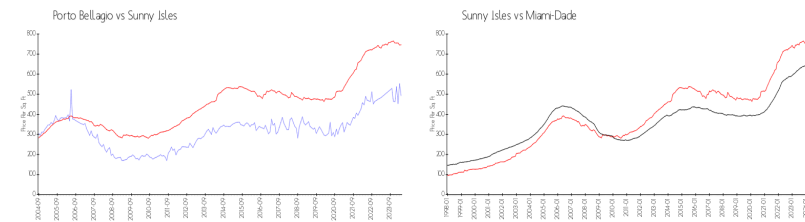
## Building Information

Number of units: 500  
 Number of active listings for rent: 23  
 Number of active listings for sale: 18  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 4

## Building Association Information

Porto Bellagio Condominium  
 (305) 945-0683,  
 17145: 305-919-8956,  
 & 17125: 305 919 9930

## Market Information



Porto Bellagio:	\$491/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Porto Bellagio	4%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Porto Bellagio	79 days
Sunny Isles	114 days
Miami-Dade	81 days

