

# 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:	\$629,000
Valuated PPSF:	\$564

*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.*

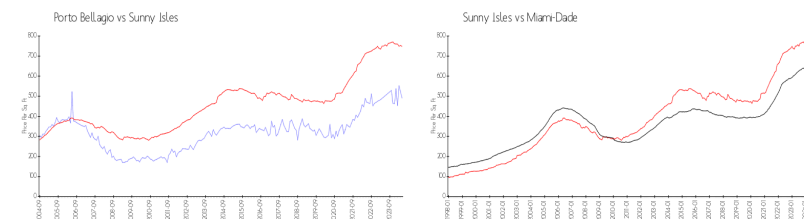
## Building Information

Number of units:	500
Number of active listings for rent:	23
Number of active listings for sale:	16
Building inventory for sale:	3%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	3

## Building Association Information

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

## Market Information



Porto Bellagio:	\$490/sq. ft.	Sunny Isles:	\$748/sq. ft.
Sunny Isles:	\$748/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Porto Bellagio	79 days
Sunny Isles	113 days
Miami-Dade	81 days

