

# Unit 2855 Leonard Dr # H512 - Point East II

2855 Leonard Dr # H512 - 2851 Leonard Dr, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11577800
Status:	Active
Size:	768 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	Lagoon,Water View
Rental Price:	\$1,700
List PPSF:	\$2
Valuated Price:	\$164,000
Valuated PPSF:	\$214

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:	312
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

## Building Association Information

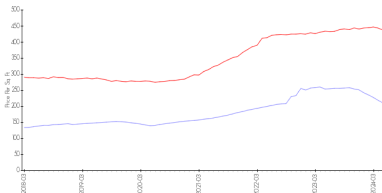
Point East Two  
 Condominium Corporation, Inc  
 2895 Point East Drive  
 Aventura, FL 33160  
 Telephone: 305 931 3960 Ext-2  
 Fax: 305 931 6892

pointeasttwo@yahoo.com

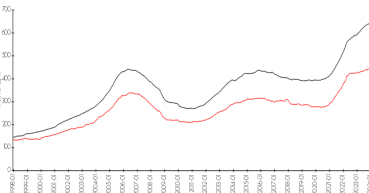
<https://www.pointeasttwocondominiums.com/>

## Market Information

Point East II vs Aventura



Aventura vs Miami-Dade



Point East II: \$210/sq. ft.  
 Aventura: \$437/sq. ft.

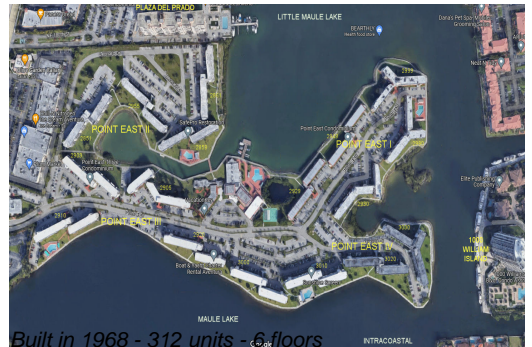
Aventura: \$437/sq. ft.  
 Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Point East II	3%
Aventura	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Point East II 55 days



Aventura  
Miami-Dade

91 days  
82 days