

# Unit 449 - Aventura Beach Club (Ramada Marco Polo)

449 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11580221
Status:	Active
Size:	680 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Additional Spaces Available,Guest Parking,Valet Parking
View:	Ocean View,Direct Ocean,Pool Area View
Rental Price:	\$2,750
List PPSF:	\$4
Valuated Price:	\$272,000
Valuated PPSF:	\$400



*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:	508
Number of active listings for rent:	13
Number of active listings for sale:	97
Building inventory for sale:	19%
Number of sales over the last 12 months:	27
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	6

## Building Association Information

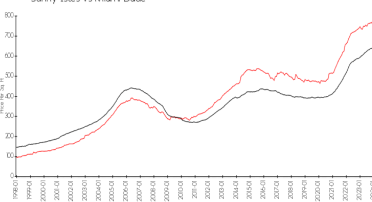
Ramada Plaza - Aventura Beach Club Condominium Association, Inc  
305-932-2233

## Market Information

Aventura Beach Club (Ramada Marco Polo) vs Sunny Isles



Sunny Isles vs Miami-Dade



Aventura Beach Club \$558/sq. ft.  
(Ramada Marco Polo):

Sunny Isles: \$743/sq. ft.

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Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Aventura Beach Club (Ramada Marco Polo)	19%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Aventura Beach Club (Ramada Marco Polo)	95 days
Sunny Isles	115 days
Miami-Dade	81 days