

# Unit 4504 - Porto Bellagio

4504 - 17100 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11584225  
 Status: Pending  
 Size: 1,264 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 2  
 Parking Spaces: 2 Spaces, Assigned Parking, Covered Parking  
 View: Other View  
 Rental Price: \$3,100  
 List PPSF: \$2  
 Valuated Price: \$664,000  
 Valuated PPSF: \$525

*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.*

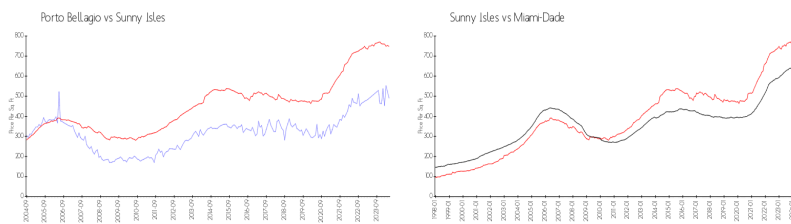
## Building Information

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

