

# Unit 3504 - Mystic Pointe Tower 400

3504 - 3500 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11584366
Status:	Active
Size:	1,380 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Additional Spaces Available
View:	
Rental Price:	\$5,000
List PPSF:	\$4
Valuated Price:	\$599,000
Valuated PPSF:	\$440

*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

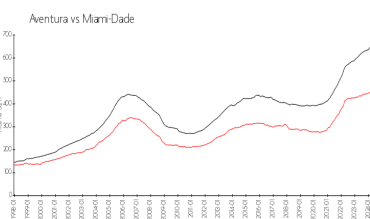
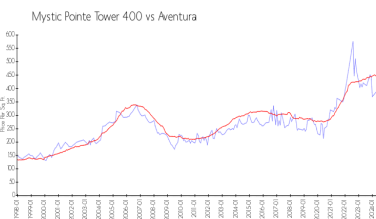
Number of units:	308
Number of active listings for rent:	8
Number of active listings for sale:	19
Building inventory for sale:	6%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

Mystic Pointe Tower 400 Condominium  
(305)935-3924 & (786) 445-0360 & actionteam@mysticpointetower400.com

<http://www.mysticpointe400.com/>

## Market Information



Mystic Pointe Tower 400:	\$405/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Mystic Pointe Tower 400	6%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 400	152 days
Aventura	101 days
Miami-Dade	85 days

