

# Unit 3504 - Jade Beach

3504 - 17001 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11585048  
 Status: Active  
 Size: 1,927 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces:  
 View: Bay, Intracoastal View, Ocean View  
 Rental Price: \$14,900  
 List PPSF: \$8  
 Valuated Price: \$2,813,000  
 Valuated PPSF: \$1,460

*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.*



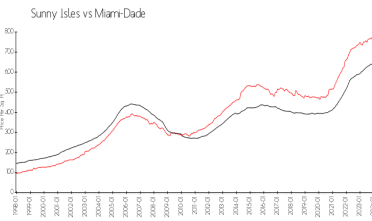
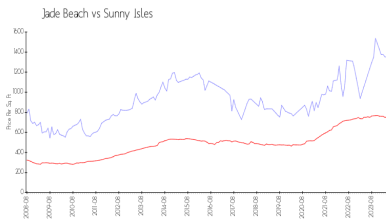
## Building Information

Number of units: 248  
 Number of active listings for rent: 15  
 Number of active listings for sale: 12  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 3

## Building Association Information

Jade Beach Condominium Association Inc  
 (305) 354-0660

## Market Information



Jade Beach: \$1371/sq. ft.      Sunny Isles: \$748/sq. ft.  
 Sunny Isles: \$748/sq. ft.      Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Jade Beach 5%  
 Sunny Isles 5%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Jade Beach 161 days  
 Sunny Isles 116 days  
 Miami-Dade 82 days