

# Unit 2511 - Porto Bellagio

2511 - 17100 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11586548  
 Status: Active  
 Size: 1,116 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View: Canal  
 Rental Price: \$3,401  
 List PPSF: \$3  
 Valuated Price: \$537,000  
 Valuated PPSF: \$481

*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.*

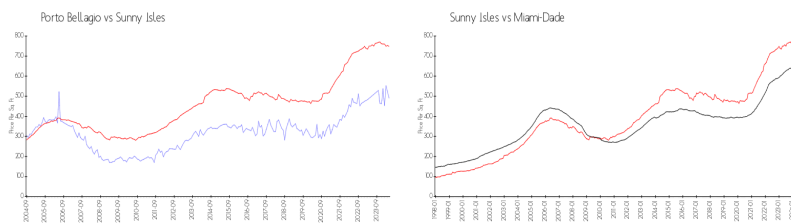
## Building Information

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

