

# Unit 2859 Leonard Dr # G409 - Point East II

2859 Leonard Dr # G409 - 2851 Leonard Dr, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11594107
Status:	Active
Size:	768 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Assigned Parking, Guest Parking
View:	Canal
Rental Price:	\$1,700
List PPSF:	\$2
Valuated Price:	\$162,000
Valuated PPSF:	\$211

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:	312
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

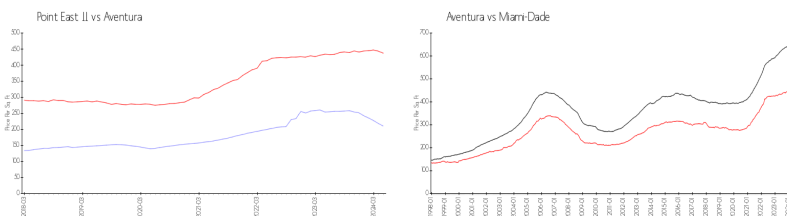
## Building Association Information

Point East Two  
 Condominium Corporation, Inc  
 2895 Point East Drive  
 Aventura, FL 33160  
 Telephone: 305 931 3960 Ext-2  
 Fax: 305 931 6892

pointeasttwo@yahoo.com

<https://www.pointeasttwocondominiums.com/>

## Market Information



Point East II:	\$210/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Point East II	3%
Aventura	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Point East II	55 days
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Aventura  
Miami-Dade

91 days  
82 days