

# Unit 3604 - Portofino

3604 - 300 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11601400  
 Status: Active  
 Size: 1,960 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces:  
 View: Bay,Ocean View  
 Rental Price: \$18,000  
 List PPSF: \$9  
 Valuated Price: \$2,874,000  
 Valuated PPSF: \$1,466

*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.*

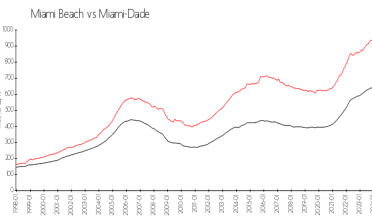
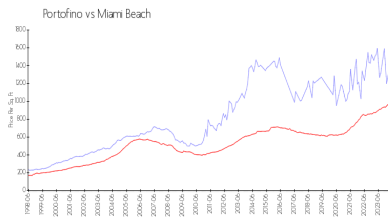
## Building Information

Number of units: 221  
 Number of active listings for rent: 10  
 Number of active listings for sale: 15  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

## Building Association Information

Portofino Tower Condominiums Association  
 (305) 534-4422

## Market Information



Portofino: \$1595/sq. ft.      Miami Beach: \$970/sq. ft.  
 Miami Beach: \$970/sq. ft.      Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Portofino: 7%  
 Miami Beach: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Portofino: 186 days  
 Miami Beach: 97 days  
 Miami-Dade: 82 days

