

# Unit 1504 - South Tower @ the Point

1504 - 21055 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11602455  
 Status: Rented  
 Size: 1,505 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking  
 View: Water View  
 Rental Price: \$5,000  
 List PPSF: \$3  
 Valuated Price: \$631,000  
 Valuated PPSF: \$419

*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.*

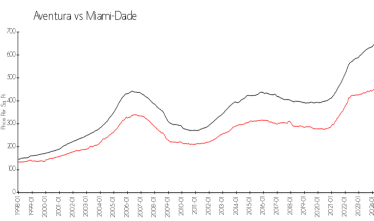
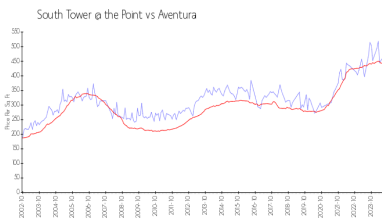
## Building Information

Number of units: 288  
 Number of active listings for rent: 2  
 Number of active listings for sale: 12  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Building Association Information

South Tower At The Point Condominium Association Inc  
 (305) 936-1555

## Market Information



South Tower @ the Point:	\$449/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

South Tower @ the Point	4%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

South Tower @ the Point	98 days
Aventura	98 days
Miami-Dade	84 days

