

Unit 1123 - Flamenco Towers I & II

1123 - 3701 N Country Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11604644
 Status: Active
 Size: 1,144 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking,Street Parking
 View:
 List Price: \$395,000
 List PPSF: \$345
 Valuated Price: \$419,000
 Valuated PPSF: \$366

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: 393
 Number of active listings for rent: 0
 Number of active listings for sale: 17
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

Building Association Information

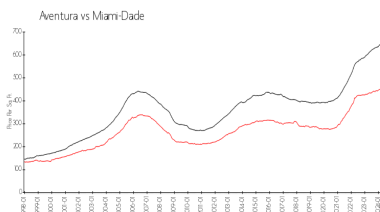
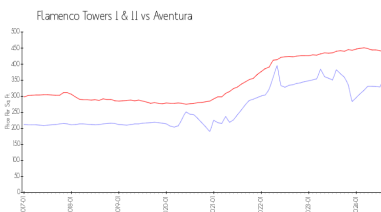
Flamenco Towers Condominium
 Address: 3701 N Country Club Dr, Aventura, FL 33180
 Phone: +1 305-931-1225

<http://flamencocondo.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2107	1,465 sq ft	Aug 2024	\$565,000	\$386
2129	1,068 sq ft	Jul 2024	\$330,000	\$309
1506	1,135 sq ft	Apr 2024	\$376,000	\$331
2222	1,054 sq ft	Feb 2024	\$420,000	\$398
1209	1,068 sq ft	Dec 2023	\$310,000	\$290

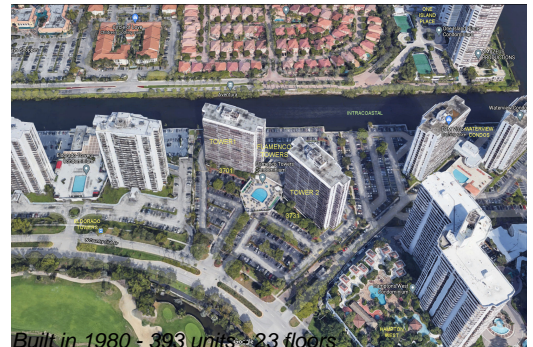
Market Information



Flamenco Towers I & II:	\$363/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Flamenco Towers I & II	4%
Aventura	6%
Miami-Dade	4%



Avg. Time to Close Over Last 12 Months

Flamenco Towers I & II	70 days
Aventura	99 days
Miami-Dade	85 days