

# Unit 2301 - Bellini at Williams Island

2301 - 4100 Williams Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11608468  
 Status: Active  
 Size: 2,235 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces, Guest Parking, Valet Parking  
 View:  
 List Price: \$2,025,000  
 List PPSF: \$906  
 Valuated Price: \$1,916,000  
 Valuated PPSF: \$857

*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: 68  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

## Building Association Information

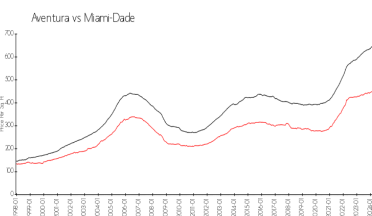
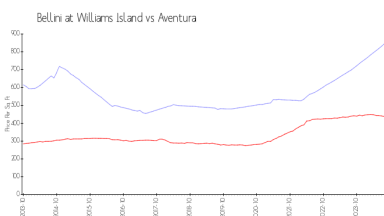
Williams Island  
 Address: 5300 Island Blvd,  
 Aventura, FL 33160  
 Phone: +1 305-937-7880

<http://www.williamsislandclub.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1903	2,235 sq ft	Sep 2024	\$1,655,000	\$740
1102	2,608 sq ft	Aug 2024	\$2,405,000	\$922
704	2,608 sq ft	Oct 2023	\$1,650,000	\$633

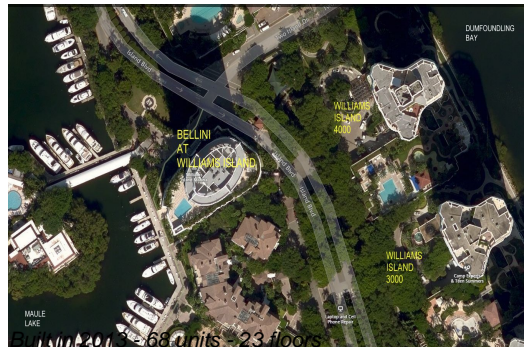
## Market Information



Bellini at Williams Island:	\$846/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Bellini at Williams Island: 6%  
 Aventura: 6%



Miami-Dade

4%

**Avg. Time to Close Over Last 12 Months**

Bellini at Williams Island

163 days

Aventura

97 days

Miami-Dade

84 days