

Unit 2301 - Bellini at Williams Island

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

Unit Information

MLS Number: A11608468
 Status: Active Under Contract
 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: \$1,851,000
 Valuated PPSF: \$828

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: 2
 Building inventory for sale: 2%
 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

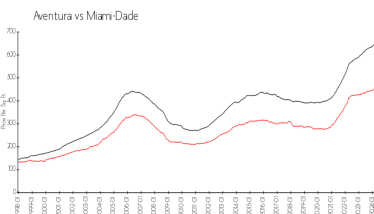
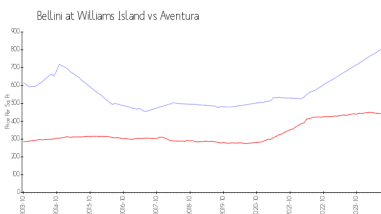
Williams Island
 Address: 5300 Island Blvd,
 Aventura, FL 33160
 Phone:+1 305-937-7880

<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:	\$817/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Bellini at Williams Island: 3%
 Aventura: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months



Bellini at Williams Island

163 days

Aventura

101 days

Miami-Dade

85 days