

# Unit 2106 - Sands Pointe

2106 - 16711 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11611344  
 Status: Active  
 Size: 1,670 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$6,500  
 List PPSF: \$4  
 Valuated Price: \$985,000  
 Valuated PPSF: \$590

*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.*

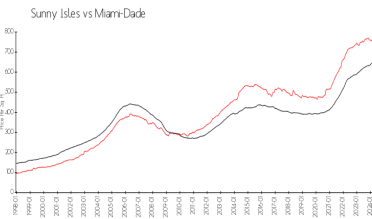
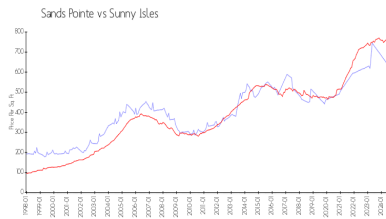
## Building Information

Number of units: 211  
 Number of active listings for rent: 16  
 Number of active listings for sale: 5  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 0  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

Sands Point Condominium Association Inc  
 (305)947-8881 & (305) 947-4218

## Market Information



Sands Pointe:	\$627/sq. ft.	Sunny Isles:	\$749/sq. ft.
Sunny Isles:	\$749/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Sands Pointe 2%  
 Sunny Isles 6%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months

Sands Pointe n/a  
 Sunny Isles 116 days  
 Miami-Dade 84 days

