

# Unit 1601N - Grove at Grand Bay (North & South)

1601N - 2669 S Bayshore Dr, Miami, FL, Miami-Dade 33133

## Unit Information

MLS Number:	A11614365
Status:	Active
Size:	3,365 Sq ft.
Bedrooms:	4
Full Bathrooms:	5
Half Bathrooms:	5
Parking Spaces:	2 Or More Spaces,Covered Parking
View:	
List Price:	\$8,400,000
List PPSF:	\$2,496
Valuated Price:	\$5,733,000
Valuated PPSF:	\$1,704

*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:	99
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	5%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

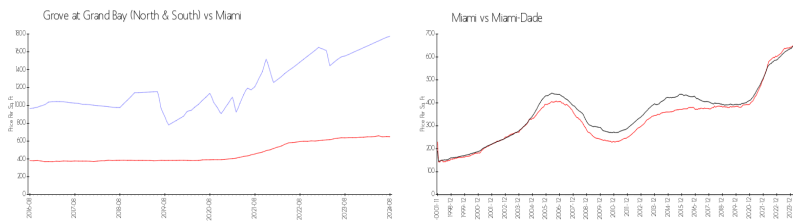
## Building Association Information

Grove at Grand Bay  
 Condominium Association  
 Address: 2669 S Bayshore Dr,  
 Miami, FL 33133  
 Phone: +1 786-805-4720

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
LPH-N	10,065 sq ft	Aug 2024	\$19,500,000	\$1,937
1203N	5,307 sq ft	Dec 2023	\$7,064,000	\$1,331

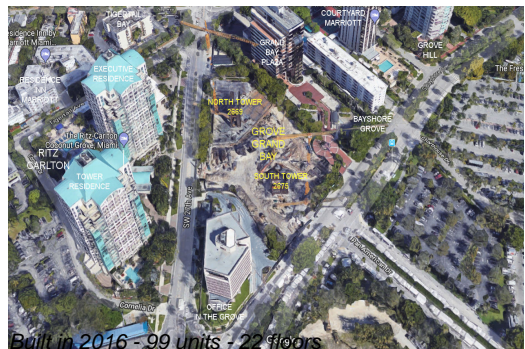
## Market Information



Grove at Grand Bay (North & South):	\$1776/sq. ft.	Miami:	\$650/sq. ft.
Miami:	\$650/sq. ft.	Miami-Dade:	\$697/sq. ft.

## Inventory for Sale

Grove at Grand Bay (North & South)	5%
Miami	4%
Miami-Dade	4%



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

Grove at Grand Bay (North & South)	164 days
Miami	84 days
Miami-Dade	84 days