

# Unit 2809 - Porto Bellagio

2809 - 17100 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11614900
Status:	Active
Size:	1,264 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking,Guest Parking
View:	Bay
Rental Price:	\$3,800
List PPSF:	\$3
Valuated Price:	\$708,000
Valuated PPSF:	\$560

*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.*

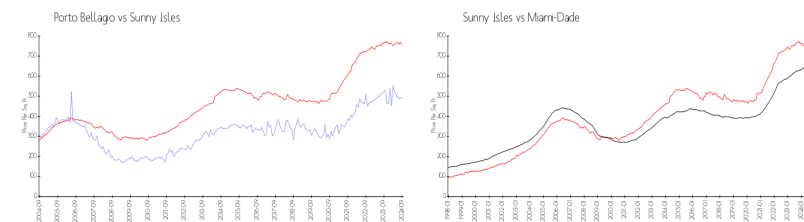
## Building Information

Number of units:	500
Number of active listings for rent:	23
Number of active listings for sale:	20
Building inventory for sale:	4%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	5

## Building Association Information

Porto Bellagio Condominium  
(305) 945-0683,  
17145: 305-919-8956,  
& 17125:305 919 9930

## Market Information



Porto Bellagio:	\$487/sq. ft.	Sunny Isles:	\$757/sq. ft.
Sunny Isles:	\$757/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Porto Bellagio	4%
Sunny Isles	7%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Porto Bellagio	79 days
Sunny Isles	113 days
Miami-Dade	85 days

