Unit 2859 Leonard Dr # G512 - Point East II

2859 Leonard Dr # G512 - 2851 Leonard Dr, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11616095
Status:	Closed
Size:	768 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	$189,900
List PPSF:	$247
Valuated Price:	$168,000
Valuated PPSF:	$219

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.

Built in 1968 - 312 units - 6 floors

Building Information

Number of units:	312
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

Building Association Information

Point East Two
Condominium Corporation, Inc
2895 Point East Drive
Aventura, Fl 33160
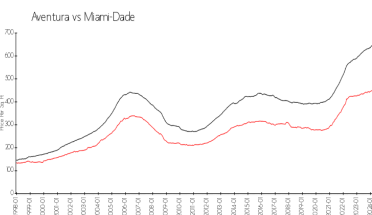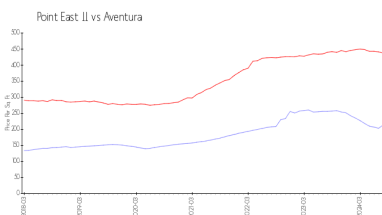?Telephone: 305 931 3960 Ext-2
Fax: 305 931 6892

pointeasttwo@yahoo.com

https://www.pointeasttwocondominiums.com/

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
G512	768 sq ft	Sep 2024	$170,000	$221
J101	1,083 sq ft	Aug 2024	$285,000	$263
F509	768 sq ft	Aug 2024	$125,000	$163
F608	763 sq ft	Jun 2024	$150,000	$197
J414	960 sq ft	May 2024	$203,000	$211

Market Information

Point East II:	$215/sq. ft.		Aventura:	$437/sq. ft.
Aventura:	$437/sq. ft.		Miami-Dade:	$696/sq. ft.

Inventory for Sale

Point East II	3%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Point East II	45 days
Aventura	98 days
Miami-Dade	84 days