

# Unit 4304 - Porto Bellagio

4304 - 17100 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11618676  
 Status: Active  
 Size: 1,264 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$3,400  
 List PPSF: \$3  
 Valuated Price: \$691,000  
 Valuated PPSF: \$547

*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.*

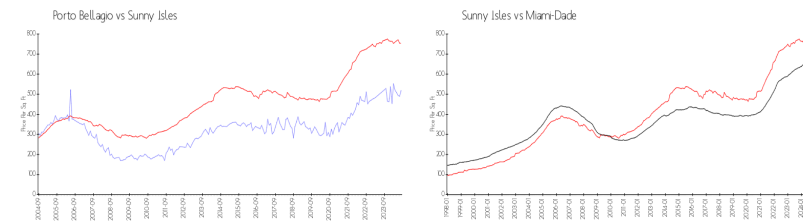
## Building Information

Number of units: 500  
 Number of active listings for rent: 23  
 Number of active listings for sale: 15  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 4

## Building Association Information

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

## Market Information



Porto Bellagio:	\$520/sq. ft.	Sunny Isles:	\$753/sq. ft.
Sunny Isles:	\$753/sq. ft.	Miami-Dade:	\$697/sq. ft.

## Inventory for Sale

Porto Bellagio	3%
Sunny Isles	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Porto Bellagio	88 days
Sunny Isles	114 days
Miami-Dade	84 days

