

# Unit 407 - Mystic Pointe Tower 300

407 - 3600 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11619759
Status:	Active
Size:	1,353 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
Rental Price:	\$3,995
List PPSF:	\$3
Valuated Price:	\$474,000
Valuated PPSF:	\$350

*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

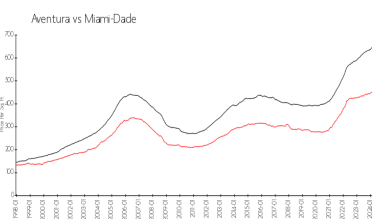
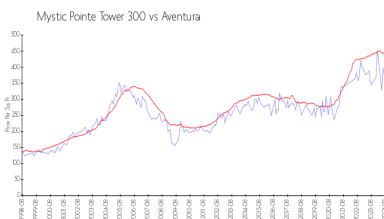
Number of units:	310
Number of active listings for rent:	6
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

## Building Association Information

Mystic Pointe Condo No. One Assoc., Inc. ., Inc. oc., Inc.  
305-933-2636 & 300mgr@mystict300.com

<http://www.mysticpointe300.com/NewInteraction/web/Default.aspx?cid=92&n1=83>

## Market Information



Mystic Pointe Tower 300:	\$362/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Mystic Pointe Tower 300	3%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 300	76 days
Aventura	101 days
Miami-Dade	85 days

