

# 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: \$475,000  
 Valuated PPSF: \$351

*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

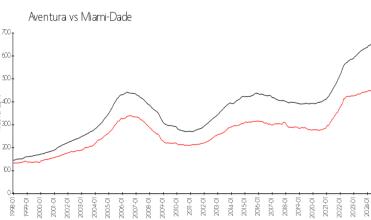
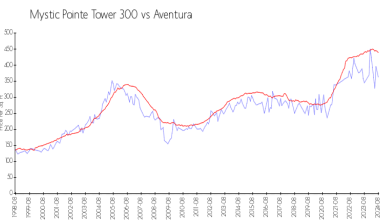
Number of units: 310  
 Number of active listings for rent: 6  
 Number of active listings for sale: 9  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 2

## 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:	\$363/sq. ft.	Aventura:	\$439/sq. ft.
Aventura:	\$439/sq. ft.	Miami-Dade:	\$697/sq. ft.

## Inventory for Sale

Mystic Pointe Tower 300: 3%  
 Aventura: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 300: 76 days  
 Aventura: 97 days  
 Miami-Dade: 84 days

