

Unit 2851 Leonard Dr # J305 - Point East II

2851 Leonard Dr # J305 - 2851 Leonard Dr, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11620143
 Status: Active
 Size: 768 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:
 List Price: \$175,000
 List PPSF: \$228
 Valuated Price: \$153,000
 Valuated PPSF: \$199

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: 312
 Number of active listings for rent: 0
 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: 3
 Number of sales over the last 3 months: 2

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

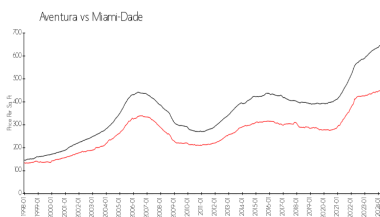
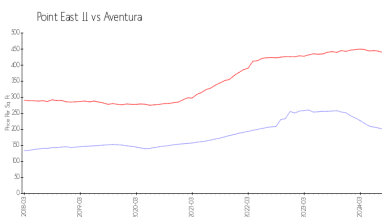
pointeasttwo@yahoo.com

<https://www.pointeasttwocondominiums.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
J506	1,083 sq ft	Jan 2024	\$255,000	\$235
F203	763 sq ft	Jan 2024	\$190,000	\$249

Market Information



Point East II: \$200/sq. ft.
 Aventura: \$439/sq. ft.

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 Miami-Dade: \$697/sq. ft.



Inventory for Sale

Point East II	3%
Aventura	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Point East II	43 days
Aventura	97 days
Miami-Dade	84 days