

# Unit 6103 NW 116th Pl # 457 - Gates at Doral Isles (The)

6103 NW 116th Pl # 457 - 11405-11617 NW 62 Ter, Doral, FL, Miami-Dade 33178

## Unit Information

MLS Number: A11628720  
 Status: Active  
 Size: 1,210 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking  
 View:  
 List Price: \$489,000  
 List PPSF: \$404  
 Valuated Price: \$465,000  
 Valuated PPSF: \$384

*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: 297  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

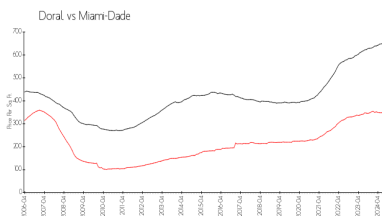
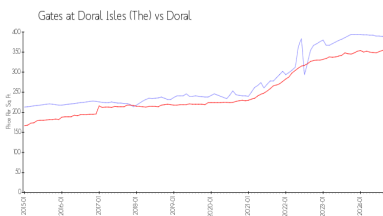
## Building Association Information

Doral Isles Community Association  
 Address: 6450 NW 110th Ave,  
 Doral, FL 33178  
 Phone: +1 305-436-0912

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
285	980 sq ft	Oct 2024	\$386,000	\$394
472	980 sq ft	Jun 2024	\$375,000	\$383

## Market Information



Gates at Doral Isles (The):	\$389/sq. ft.	Doral:	\$356/sq. ft.
Doral:	\$356/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Gates at Doral Isles (The) 1%  
 Doral 3%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months

Gates at Doral Isles (The) 32 days  
 Doral 60 days



