

# Unit 603S - Toscano South

603S - 7350 SW 89 St, Pinecrest, FL, Miami-Dade 33156

## Unit Information

|                 |                                       |
|-----------------|---------------------------------------|
| MLS Number:     | A11634152                             |
| Status:         | Active                                |
| Size:           | 759 Sq ft.                            |
| Bedrooms:       | 1                                     |
| Full Bathrooms: | 1                                     |
| Half Bathrooms: |                                       |
| Parking Spaces: | 1 Space,Covered Parking,Valet Parking |
| View:           | Other View                            |
| Rental Price:   | \$2,600                               |
| List PPSF:      | \$3                                   |
| Valuated Price: | \$278,000                             |
| Valuated PPSF:  | \$366                                 |

*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.*

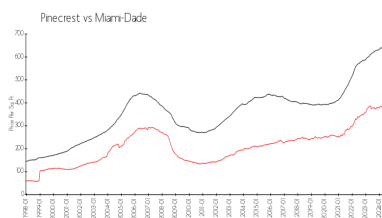
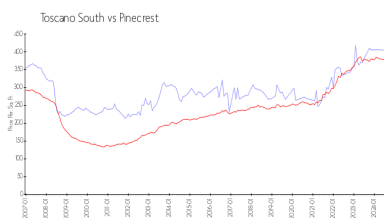
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 286 |
| 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: | 5   |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 4   |

## Building Association Information

Toscano Condominium  
(305) 670-3830

## Market Information



|                |               |             |               |
|----------------|---------------|-------------|---------------|
| Toscano South: | \$405/sq. ft. | Pinecrest:  | \$366/sq. ft. |
| Pinecrest:     | \$366/sq. ft. | Miami-Dade: | \$694/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| Toscano South | 3% |
| Pinecrest     | 3% |
| Miami-Dade    | 4% |

## Avg. Time to Close Over Last 12 Months

|               |         |
|---------------|---------|
| Toscano South | 41 days |
| Pinecrest     | 57 days |
| Miami-Dade    | 87 days |

