

# Unit 11040 SW 196th St # 311 - Paradise Pointe (11040-11050-11060)

11040 SW 196th St # 311 - 11040 SW 196 St, Cutler Bay, FL, Miami-Dade 33157

## Unit Information

MLS Number:	A11639698
Status:	Pending
Size:	809 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Other View
Rental Price:	\$2,000
List PPSF:	\$2
Valuated Price:	\$227,000
Valuated PPSF:	\$281

*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

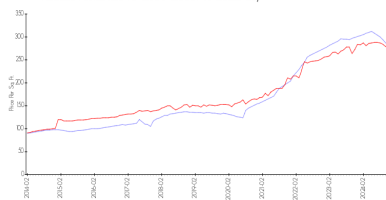
Number of units:	190
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

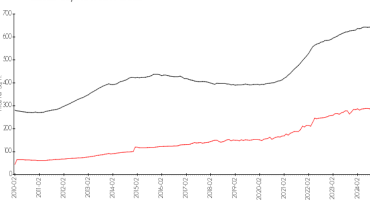
Paradise Point Condominium Association  
11050 Sw 196th Street  
Cutler Bay, FL 33157  
Phone: (305) 253-0971  
(305) 252-6637

## Market Information

Paradise Pointe (11040-11050-11060) vs Cutler Bay



Cutler Bay vs Miami-Dade



Paradise Pointe (11040-11050-11060):	Cutler Bay:	\$275/sq. ft.
Cutler Bay:	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Paradise Pointe (11040-11050-11060)	2%
Cutler Bay	2%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Paradise Pointe (11040-11050-11060)	19 days
Cutler Bay	51 days
Miami-Dade	89 days

