

# Unit 3204 - Porto Bellagio

3204 - 17100 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11645098  
 Status: Active  
 Size: 1,264 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking

View:  
 List Price: \$599,999  
 List PPSF: \$475  
 Valuated Price: \$534,000  
 Valuated PPSF: \$422

*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: 500  
 Number of active listings for rent: 23  
 Number of active listings for sale: 20  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 4

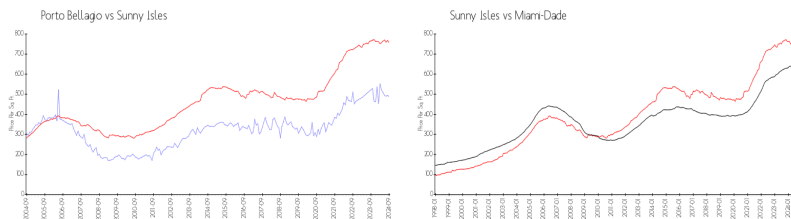
## Building Association Information

Porto Bellagio Condominium  
 (305) 945-0683,  
 17145: 305-919-8956,  
 & 17125: 305 919 9930

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2905	1,116 sq ft	Nov 2024	\$635,500	\$569
2216	934 sq ft	Sep 2024	\$435,000	\$466
2118	907 sq ft	Sep 2024	\$395,000	\$436
2321	1,116 sq ft	Aug 2024	\$520,000	\$466
2609	1,264 sq ft	Aug 2024	\$690,000	\$546

## Market Information



Porto Bellagio: \$487/sq. ft.  
 Sunny Isles: \$757/sq. ft.  
 Sunny Isles: \$757/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Porto Bellagio 4%  
 Sunny Isles 7%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months

Porto Bellagio 79 days



Sunny Isles  
Miami-Dade

111 days  
86 days