

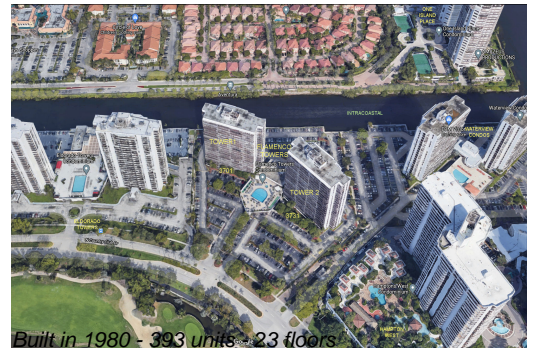
# Unit 309 - Flamenco Towers I & II

309 - 3701 N Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11654801
Status:	Active
Size:	1,068 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$355,000
List PPSF:	\$332
Valuated Price:	\$312,000
Valuated PPSF:	\$292

*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:	393
Number of active listings for rent:	0
Number of active listings for sale:	19
Building inventory for sale:	4%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

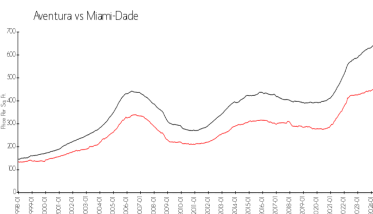
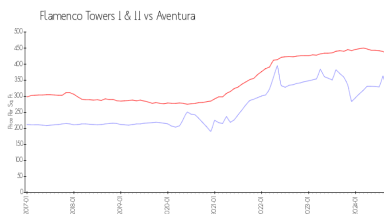
Flamenco Towers Condominium  
Address: 3701 N Country Club Dr, Aventura, FL 33180  
Phone: +1 305-931-1225

<http://flamencocondo.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2107	1,465 sq ft	Aug 2024	\$565,000	\$386
2129	1,068 sq ft	Jul 2024	\$330,000	\$309
1506	1,135 sq ft	Apr 2024	\$376,000	\$331
2222	1,054 sq ft	Feb 2024	\$420,000	\$398
1209	1,068 sq ft	Dec 2023	\$310,000	\$290

## Market Information



Flamenco Towers I & II:	\$313/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Flamenco Towers I & II	5%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Flamenco Towers I & II  
Aventura  
Miami-Dade

97 days  
101 days  
86 days