

Unit 2806 - Villa Marina

2806 - 7000 Island Blvd, Aventura, FL, Miami-Dade 33160



Unit Information

MLS Number: A11660315
 Status: Active
 Size: 2,390 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces:
 View: Bay, Intracoastal View, Ocean View
 Rental Price: \$10,000
 List PPSF: \$4
 Valuated Price: \$1,597,000
 Valuated PPSF: \$669

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.



Built in: 1998 - 280 units - 32 floors

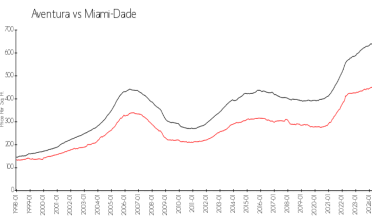
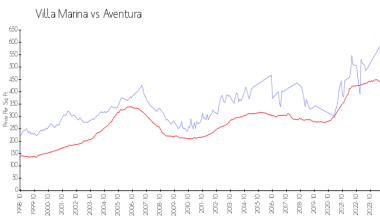
Building Information

Number of units: 280
 Number of active listings for rent: 10
 Number of active listings for sale: 5
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

Building Association Information

Williams Island 7000 Condo
 Administration Office (305) 931-7716
 Concierge (305) 931-7831

Market Information



Villa Marina:	\$608/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Villa Marina: 2%
 Aventura: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Villa Marina: 90 days
 Aventura: 101 days
 Miami-Dade: 86 days