

# Unit 704S - Toscano South

704S - 7350 SW 89 St, Pinecrest, FL, Miami-Dade 33156

## Unit Information

MLS Number: A11667285  
 Status: Active  
 Size: 759 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces:  
 View: Garden View, Pool Area View  
 Rental Price: \$2,500  
 List PPSF: \$3  
 Valuated Price: \$309,000  
 Valuated PPSF: \$407

*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.*

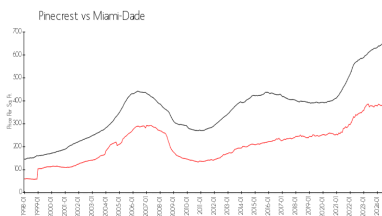
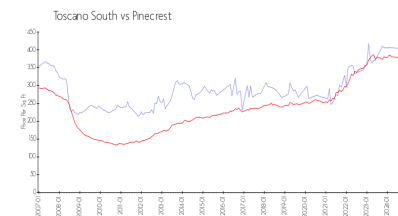
## Building Information

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: 4  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

## Building Association Information

Toscano Condominium  
 (305) 670-3830

## Market Information



Toscano South: \$405/sq. ft.  
 Pinecrest: \$366/sq. ft.  
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 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: 47 days  
 Pinecrest: 58 days  
 Miami-Dade: 86 days

