

# Unit 3311 - Porto Bellagio

3311 - 17100 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11673428  
 Status: Active  
 Size: 1,024 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Deeded Parking  
 View:  
 List Price: \$575,000  
 List PPSF: \$562  
 Valuated Price: \$478,000  
 Valuated PPSF: \$467

*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: 22  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 5

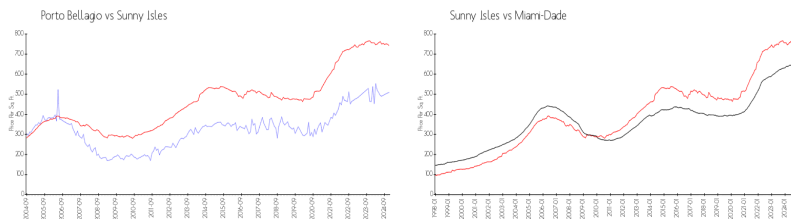
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1316	1,116 sq ft	Jan 2025	\$570,000	\$511
1705	1,116 sq ft	Jan 2025	\$592,500	\$531
2211	1,116 sq ft	Dec 2024	\$525,000	\$470
4501	715 sq ft	Nov 2024	\$317,500	\$444
2905	1,116 sq ft	Nov 2024	\$635,500	\$569

## Market Information



Porto Bellagio: \$507/sq. ft.  
 Sunny Isles: \$742/sq. ft.  
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 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Porto Bellagio 4%  
 Sunny Isles 7%  
 Miami-Dade 5%

## Avg. Time to Close Over Last 12 Months

Porto Bellagio 92 days



Sunny Isles  
Miami-Dade

116 days  
91 days