

# Unit 2859 Leonard Dr # G109 - Point East II

2859 Leonard Dr # G109 - 2851 Leonard Dr, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11687275  
 Status: Active  
 Size: 768 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$1,900  
 List PPSF: \$2  
 Valuated Price: \$141,000  
 Valuated PPSF: \$184

*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

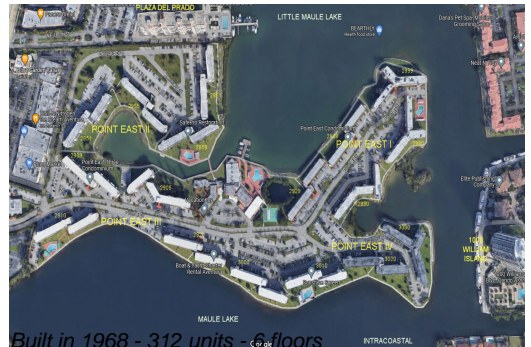
Number of units: 312  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 5

## Building Association Information

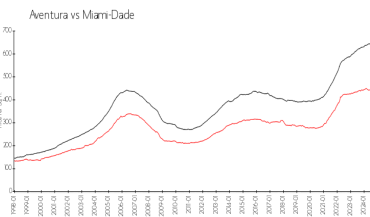
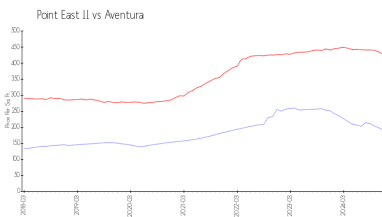
Point East Two  
 Condominium Corporation, Inc  
 2895 Point East Drive  
 Aventura, FL 33160  
 Telephone: 305 931 3960 Ext-2  
 Fax: 305 931 6892

pointeasttwo@yahoo.com

<https://www.pointeasttwocondominiums.com/>



## Market Information



|                |               |             |               |
|----------------|---------------|-------------|---------------|
| Point East II: | \$188/sq. ft. | Aventura:   | \$426/sq. ft. |
| Aventura:      | \$426/sq. ft. | Miami-Dade: | \$688/sq. ft. |

## Inventory for Sale

Point East II: 2%  
 Aventura: 7%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Point East II: 122 days  
 Aventura: 107 days  
 Miami-Dade: 90 days