

# Unit 3003 - Mystic Pointe Tower 400

3003 - 3500 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11693269  
 Status: Active  
 Size: 1,380 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking  
 View: Bay,Intracoastal View,Ocean View  
 Rental Price: \$3,400  
 List PPSF: \$2  
 Valuated Price: \$532,000  
 Valuated PPSF: \$391

*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

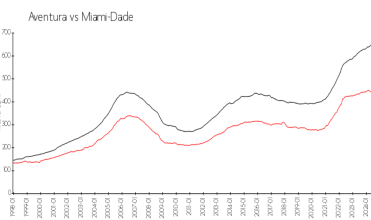
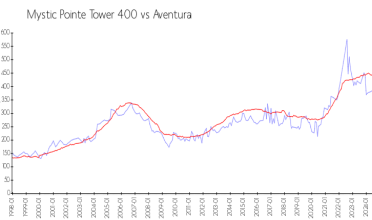
Number of units: 308  
 Number of active listings for rent: 8  
 Number of active listings for sale: 23  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

Mystic Pointe Tower 400 Condominium  
 (305)935-3924 & (786) 445-0360 & actionteam@mysticpointetower400.com

<http://www.mysticpointe400.com/>

## Market Information



Mystic Pointe Tower 400:	\$390/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Mystic Pointe Tower 400: 7%  
 Aventura: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 400: 133 days  
 Aventura: 101 days  
 Miami-Dade: 86 days

