

# Unit 3506 - Portofino

3506 - 300 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11693676
Status:	Active
Size:	1,960 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	Bay, Intracoastal View, Direct Ocean
Rental Price:	\$13,500
List PPSF:	\$7
Valuated Price:	\$2,671,000
Valuated PPSF:	\$1,363

*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.*

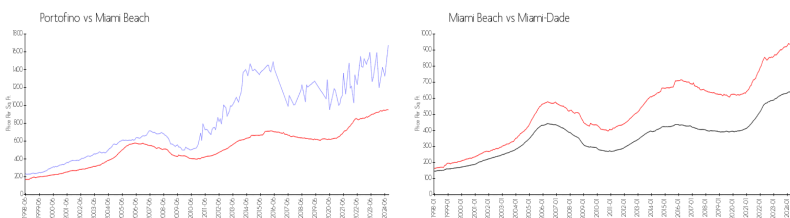
## Building Information

Number of units:	221
Number of active listings for rent:	10
Number of active listings for sale:	17
Building inventory for sale:	7%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

Portofino Tower Condominiums Association  
(305) 534-4422

## Market Information



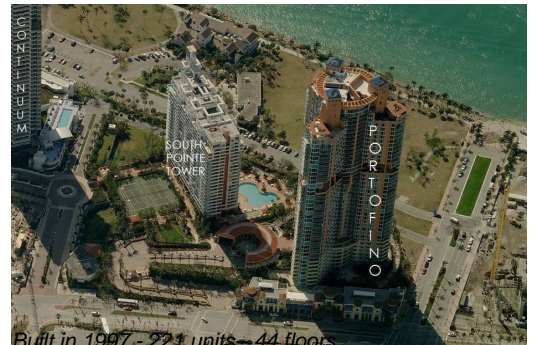
Portofino:	\$1673/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Portofino	8%
Miami Beach	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Portofino	197 days
Miami Beach	102 days
Miami-Dade	86 days



Built in 1997 - 221 units - 44 floors