

# Unit 701 - Bellini at Williams Island

701 - 4100 Williams Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

|                 |                                |
|-----------------|--------------------------------|
| MLS Number:     | A11835788                      |
| Status:         | Active                         |
| Size:           | 2,235 Sq ft.                   |
| Bedrooms:       | 3                              |
| Full Bathrooms: | 3                              |
| Half Bathrooms: | 0                              |
| Parking Spaces: | Assigned Parking,Valet Parking |
| View:           |                                |
| List Price:     | \$1,900,000                    |
| List PPSF:      | \$850                          |
| Valuated Price: | \$1,793,000                    |
| Valuated PPSF:  | \$802                          |

*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:                         | 68 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 6  |
| Building inventory for sale:             | 8% |
| Number of sales over the last 12 months: | 5  |
| Number of sales over the last 6 months:  | 2  |
| Number of sales over the last 3 months:  | 1  |

## Building Association Information

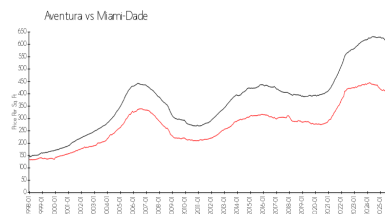
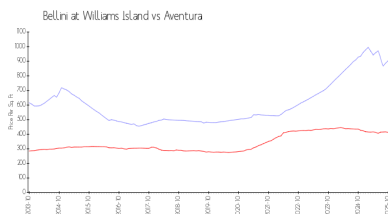
Williams Island  
Address: 5300 Island Blvd,  
Aventura, FL 33160  
Phone:+1 305-937-7880

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 904    | 2,608 sq ft | Oct 2025     | \$1,800,000 | \$690 |
| 1401   | 2,235 sq ft | Aug 2025     | \$1,800,000 | \$805 |
| 1004   | 2,608 sq ft | Jun 2025     | \$2,487,500 | \$954 |
| 2302   | 2,608 sq ft | Apr 2025     | \$2,500,000 | \$959 |
| 1004   | 2,608 sq ft | Feb 2025     | \$2,550,000 | \$978 |

## Market Information



|                             |               |             |               |
|-----------------------------|---------------|-------------|---------------|
| Bellini at Williams Island: | \$926/sq. ft. | Aventura:   | \$411/sq. ft. |
| Aventura:                   | \$411/sq. ft. | Miami-Dade: | \$668/sq. ft. |

## Inventory for Sale

|                            |    |
|----------------------------|----|
| Bellini at Williams Island | 9% |
| Aventura                   | 6% |
| Miami-Dade                 | 4% |



### **Avg. Time to Close Over Last 12 Months**

|                            |          |
|----------------------------|----------|
| Bellini at Williams Island | 102 days |
| Aventura                   | 98 days  |
| Miami-Dade                 | 77 days  |