

Unit 1449 - Waterview (20505 & 20515)

1449 - 20505 E Country Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11846452
Status:	Active
Size:	1,139 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$479,000
List PPSF:	\$421
Valuated Price:	\$327,000
Valuated PPSF:	\$287

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:	394
Number of active listings for rent:	0
Number of active listings for sale:	36
Building inventory for sale:	9%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

Building Association Information

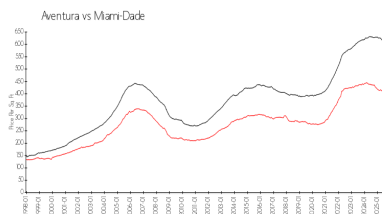
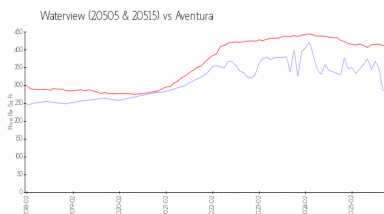
Waterview Condominium Association
20505 E Country Club Dr
Miami, FL 33180
Phone: +1 305-935-4541

<https://www.waterviewofaventura.com/Page/27>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
432	1,049 sq ft	Dec 2025	\$343,000	\$327
1537	1,449 sq ft	Nov 2025	\$419,825	\$290
2039	1,130 sq ft	Oct 2025	\$350,000	\$310
137	1,449 sq ft	Sep 2025	\$320,000	\$221
1547	1,450 sq ft	Sep 2025	\$660,000	\$455

Market Information



Waterview (20505 & 20515):	\$282/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Waterview (20505 & 20515)	9%
Aventura	6%
Miami-Dade	4%



Built in 1981 - 394 units - 23 floors

Avg. Time to Close Over Last 12 Months

Waterview (20505 & 20515)	86 days
Aventura	98 days
Miami-Dade	77 days