

# Unit 1403 - Jade Signature

1403 - 16901 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | A11879272                                 |
| Status:         | Active                                    |
| Size:           | 2,501 Sq ft.                              |
| Bedrooms:       | 3   |
| Full Bathrooms: | 4   |
| Half Bathrooms: | 1   |
| Parking Spaces: | Assigned Parking,Valet Parking            |
| View:           | Intracoastal View,Ocean View,Direct Ocean |
| Rental Price:   | \$19,500                                  |
| List PPSF:      | \$8                                       |
| Valuated Price: | \$3,485,000                               |
| Valuated PPSF:  | \$1,393                                   |

*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

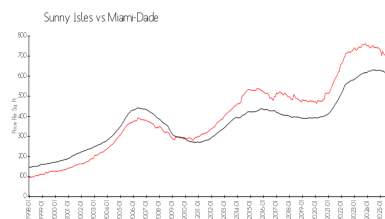
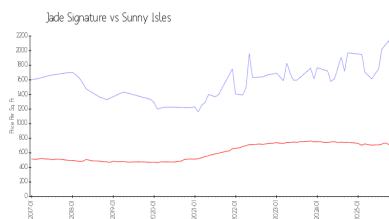
|  |     |
|--|-----|
| Number of units:                         | 191 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 10  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 12  |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

Jade Signature  
16901 Collins Ave  
Sunny Isles Beach FL33160  
Building Management: 1-786-422-9847

<https://web.kw-ic.com/jadesignature/Home.aspx>

## Market Information



Jade Signature: \$1721/sq. ft.  
Sunny Isles: \$702/sq. ft.

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Miami-Dade: \$668/sq. ft.

## Inventory for Sale

|                |    |
|----------------|----|
| Jade Signature | 5% |
| Sunny Isles    | 7% |
| Miami-Dade     | 4% |

## Avg. Time to Close Over Last 12 Months

|                |          |
|----------------|----------|
| Jade Signature | 136 days |
| Sunny Isles    | 113 days |
| Miami-Dade     | 78 days  |

