

# Unit 3402 - Porto Bellagio

3402 - 17100 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11895205
Status:	Active
Size:	673 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$379,000
List PPSF:	\$563
Valuated Price:	\$304,000
Valuated PPSF:	\$452

*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:	500
Number of active listings for rent:	23
Number of active listings for sale:	35
Building inventory for sale:	7%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

## Building Association Information

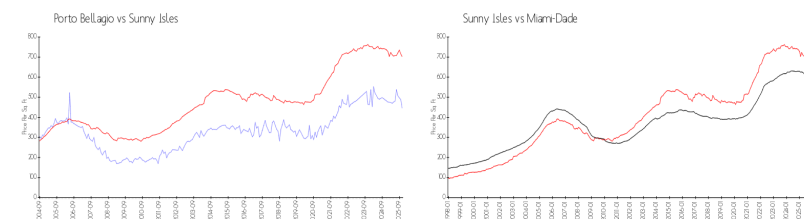
Porto Bellagio Condominium  
(305) 945-0683,  
17145: 305-919-8956,  
& 17125:305 919 9930 Å

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1303	1,024 sq ft	Oct 2025	\$530,000	\$518
3310	1,024 sq ft	Oct 2025	\$415,000	\$405
1608	1,353 sq ft	Aug 2025	\$850,000	\$628
2517	673 sq ft	Jul 2025	\$340,000	\$505
2205	1,116 sq ft	Jun 2025	\$560,000	\$502
2813	1,116 sq ft	Jun 2025	\$565,000	\$506

## Market Information



Porto Bellagio:	\$444/sq. ft.	Sunny Isles:	\$702/sq. ft.
Sunny Isles:	\$702/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Porto Bellagio	7%
Sunny Isles	6%
Miami-Dade	4%



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

Porto Bellagio	77 days
Sunny Isles	113 days
Miami-Dade	77 days