

# Unit 11040 SW 196th St # 409 - Paradise Pointe (11040-11050-11060)

11040 SW 196th St # 409 - 11040 SW 196 St, Cutler Bay, FL, Miami-Dade 33157

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | A11899286  |
| Status:         | Active     |
| Size:           | 809 Sq ft. |
| Bedrooms:       | 2          |
| Full Bathrooms: | 2          |
| Half Bathrooms: | 0          |
| Parking Spaces: |            |
| View:           |            |
| Rental Price:   | \$1,850    |
| List PPSF:      | \$2        |
| Valuated Price: | \$221,000  |
| Valuated PPSF:  | \$273      |

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

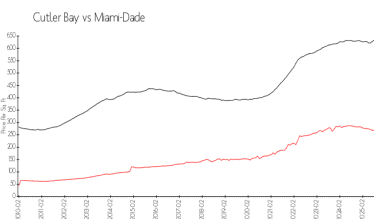
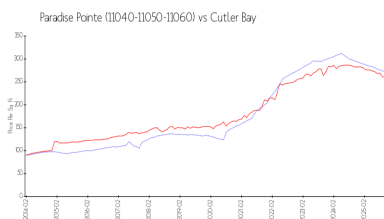
|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 190 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 7   |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 2   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

Paradise Point Condominium Association  
11050 Sw 196th Street  
Cutler Bay, FL 33157  
Phone: (305) 253-0971  
(305) 252-6637

<https://>

## Market Information



|                                                     |             |               |
|-----------------------------------------------------|-------------|---------------|
| Paradise Pointe (110 \$270/sq. ft. 40-11050-11060): | Cutler Bay: | \$258/sq. ft. |
| Cutler Bay:                                         | Miami-Dade: | \$671/sq. ft. |

## Inventory for Sale

|                                     |    |
|-------------------------------------|----|
| Paradise Pointe (11040-11050-11060) | 4% |
| Cutler Bay                          | 3% |
| Miami-Dade                          | 4% |

## Avg. Time to Close Over Last 12 Months

|                                     |         |
|-------------------------------------|---------|
| Paradise Pointe (11040-11050-11060) | 44 days |
| Cutler Bay                          | 55 days |
| Miami-Dade                          | 77 days |

