

# Unit 1415 - Porto Bellagio

1415 - 17100 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11902664    |
| Status:         | Active       |
| Size:           | 1,264 Sq ft. |
| Bedrooms:       | 3            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$695,000    |
| List PPSF:      | \$550        |
| Valuated Price: | \$596,000    |
| Valuated PPSF:  | \$472        |

*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

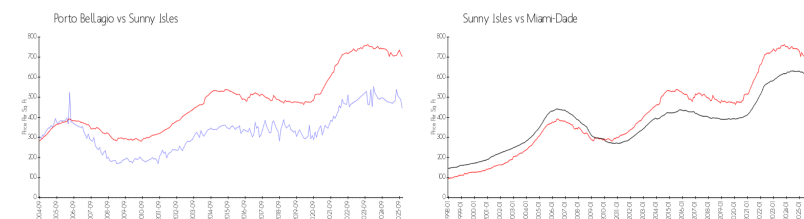
Porto Bellagio Condominium  
(305) 945-0683,  
17145: 305-919-8956,  
& 17125: 305 919 9930

<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.

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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  |