

Unit 2855 Leonard Dr # H404 - Point East II

2855 Leonard Dr # H404 - 2851 Leonard Dr, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11905586
Status:	Active
Size:	763 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	
List Price:	\$209,900
List PPSF:	\$275
Valuated Price:	\$164,000
Valuated PPSF:	\$215

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

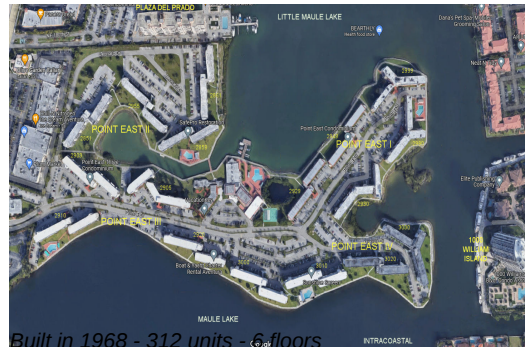
Number of units:	312
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Building Association Information

Point East Two
Condominium Corporation, Inc
2895 Point East Drive
Aventura, FL 33160
â€¢Telephone: 305 931 3960 Ext-2
Fax: 305 931 6892

pointeasttwo@yahoo.com

<https://www.pointeasttwocondominiums.com/>

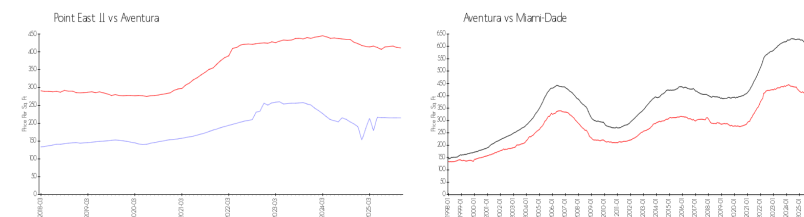


Built in 1968 - 312 units - 6 floors

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
H205	768 sq ft	Dec 2025	\$125,000	\$163
F601	1,083 sq ft	Nov 2025	\$260,000	\$240
J109	768 sq ft	Jul 2025	\$173,000	\$225
H305	768 sq ft	Jul 2025	\$122,000	\$159
H406	965 sq ft	May 2025	\$210,000	\$218

Market Information



Point East II: \$215/sq. ft.
Aventura: \$411/sq. ft.

Aventura: \$411/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

Point East II 3%

Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Point East II	73 days
Aventura	98 days
Miami-Dade	77 days