

# Unit 1503 - Portsview Waterways

1503 - 3610 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11923859
Status:	Active
Size:	1,429 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Bay
Rental Price:	\$4,000
List PPSF:	\$3
Valuated Price:	\$466,000
Valuated PPSF:	\$326

*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:	209
Number of active listings for rent:	3
Number of active listings for sale:	9
Building inventory for sale:	4%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

## Building Association Information

Portsview At The Waterways Condominium  
(305) 935-5852 & office@portsview.com

<https://portsviewweb.vertilinc.com/Portsview/AboutUs.aspx>

## Market Information



Portsview	\$329/sq. ft.	Aventura:	\$411/sq. ft.
Waterways:			
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Portsview Waterways	4%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Portsview Waterways	84 days
Aventura	98 days
Miami-Dade	77 days

