

# Unit 21025 NE 38th Ave # 81 - Courtyards at the Point

21025 NE 38th Ave # 81 - 3701 NE 214 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11925270
Status:	Active
Size:	3,200 Sq ft.
Bedrooms:	4
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Covered Parking,Parking Garage,Street Parking
View:	Intracoastal View
Rental Price:	\$14,000
List PPSF:	\$4
Valuated Price:	\$2,516,000
Valuated PPSF:	\$786

*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

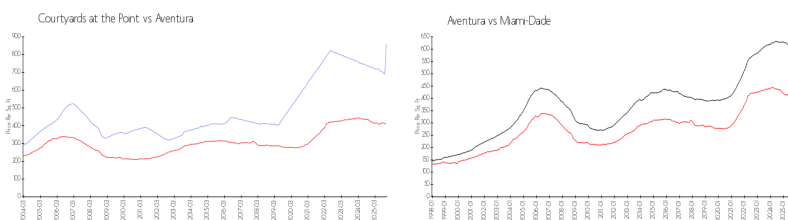
Number of units:	60
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	5%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

## Building Association Information

Courtyards at The Point  
Aventura Association  
21125 Yacht Club Drive  
Aventura, FL 33180  
Phone: (305) 466-8379

<https://>

## Market Information



Courtyards at the Point:	\$859/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Courtyards at the Point	5%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Courtyards at the Point	275 days
Aventura	98 days
Miami-Dade	77 days

