

Unit 2303 - Bellini at Williams Island

2303 - 4100 Williams Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11931627
Status:	Active
Size:	2,235 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$2,100,000
List PPSF:	\$940
Valuated Price:	\$2,103,000
Valuated PPSF:	\$941

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:	68
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	8%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

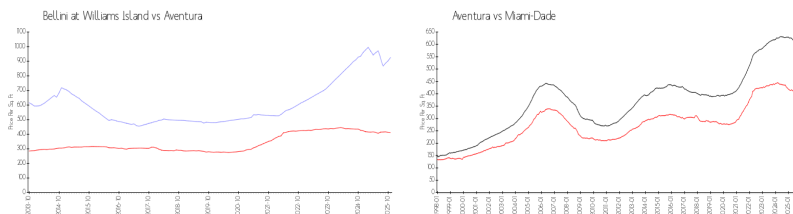
Williams Island
Address: 5300 Island Blvd,
Aventura, FL 33160
Phone:+1 305-937-7880

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
904	2,608 sq ft	Oct 2025	\$1,800,000	\$690
1401	2,235 sq ft	Aug 2025	\$1,800,000	\$805
1004	2,608 sq ft	Jun 2025	\$2,487,500	\$954
2302	2,608 sq ft	Apr 2025	\$2,500,000	\$959
1004	2,608 sq ft	Feb 2025	\$2,550,000	\$978

Market Information



Bellini at Williams Island:	\$926/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Bellini at Williams Island	9%
Aventura	6%
Miami-Dade	4%



Avg. Time to Close Over Last 12 Months

Bellini at Williams Island	102 days
Aventura	98 days
Miami-Dade	77 days