

Unit 305 - Mystic Pointe Tower 300

305 - 3600 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11932630
Status: Active
Size: 1,536 Sq ft.
Bedrooms: 3
Full Bathrooms: 3
Half Bathrooms: 0
Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking

View:
List Price: \$600,000
List PPSF: \$391
Valuated Price: \$473,000
Valuated PPSF: \$308

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: 310
Number of active listings for rent: 6
Number of active listings for sale: 8
Building inventory for sale: 2%
Number of sales over the last 12 months: 11
Number of sales over the last 6 months: 4
Number of sales over the last 3 months: 1

Building Association Information

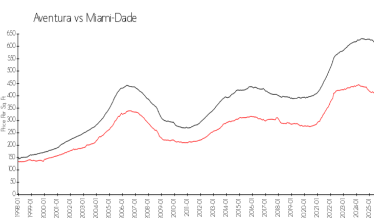
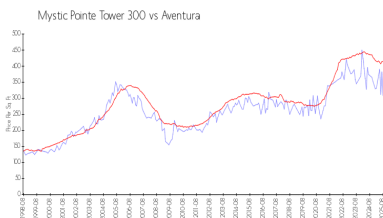
Mystic Pointe Condo No. One Assoc., Inc. ., Inc. oc., Inc.Ã
305-933-2636Ã & 300mgr@mystict300.com

<https://www.mysticpointe300.com/NewInteraction/web/Default.aspx?cid=92&n1=83>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1801	2,503 sq ft	Nov 2025	\$825,000	\$330
217	1,150 sq ft	Aug 2025	\$317,000	\$276
LPH13	1,353 sq ft	Jul 2025	\$680,000	\$503
1517	1,150 sq ft	Jul 2025	\$340,000	\$296
1111	1,150 sq ft	Jun 2025	\$300,000	\$261

Market Information

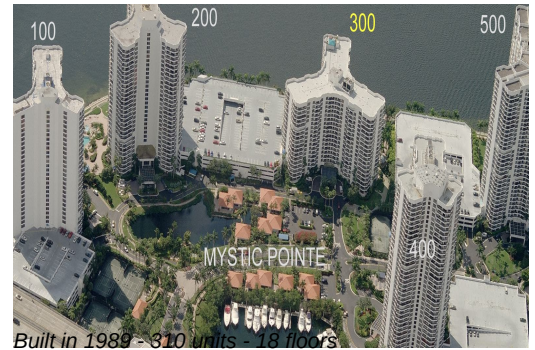


Mystic Pointe Tower 300:	\$342/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Mystic Pointe Tower 300: 3%
Aventura: 6%
Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months



Mystic Pointe Tower 300
Aventura
Miami-Dade

80 days
98 days
77 days