

Unit 2861 Leonard Dr # F412 - Point East II

2861 Leonard Dr # F412 - 2851 Leonard Dr, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11932770
Status:	Active
Size:	768 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$205,000
List PPSF:	\$267
Valuated Price:	\$166,000
Valuated PPSF:	\$216

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

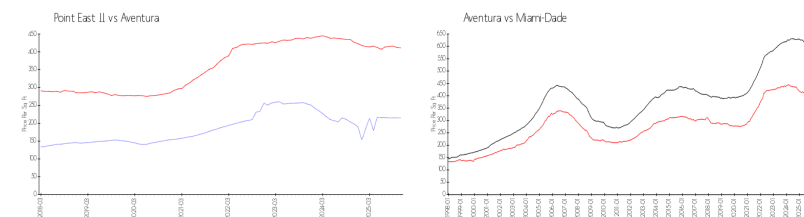
<https://www.pointeasttwocondominiums.com/>



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