

# Unit 3605 - Porto Bellagio

3605 - 17100 N Bay Rd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	F10429782
Status:	Active
Size:	1,264 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	Garden View
List Price:	\$699,000
List PPSF:	\$553
Valuated Price:	\$533,000
Valuated PPSF:	\$422

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:	500
Number of active listings for rent:	23
Number of active listings for sale:	17
Building inventory for sale:	3%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	5

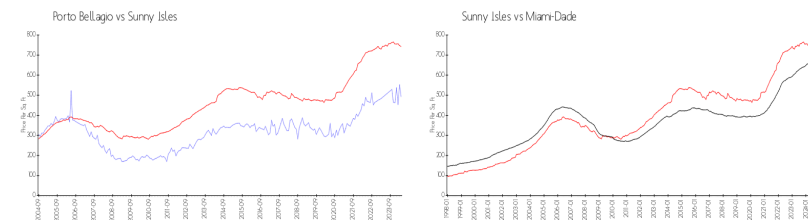
## Building Association Information

Porto Bellagio Condominium  
 (305) 945-0683,  
 17145: 305-919-8956,  
 & 17125:305 919 9930

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1205	1,116 sq ft	Apr 2024	\$500,000	\$448
2513	1,116 sq ft	Apr 2024	\$544,200	\$488
2815	673 sq ft	Mar 2024	\$410,000	\$609
2901	673 sq ft	Mar 2024	\$348,000	\$517
4212	934 sq ft	Feb 2024	\$440,000	\$471

## Market Information



Porto Bellagio:	\$491/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Porto Bellagio	3%
Sunny Isles	5%
Miami-Dade	3%



Built in 2004 - 500 units - 9 floors

## **Avg. Time to Close Over Last 12 Months**

Porto Bellagio	79 days
Sunny Isles	113 days
Miami-Dade	81 days