

Unit 2859 Leonard Dr # G304 - Point East II

2859 Leonard Dr # G304 - 2851 Leonard Dr, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	F10438793
Status:	Active
Size:	763 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space, Guest Parking
View:	Lake, Ocean View
List Price:	\$180,000
List PPSF:	\$236
Valuated Price:	\$160,000
Valuated PPSF:	\$210

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:	9
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:	2

Building Association Information

Point East Two
 Condominium Corporation, Inc
 2895 Point East Drive
 Aventura, FL 33160
 Telephone: 305 931 3960 Ext-2
 Fax: 305 931 6892

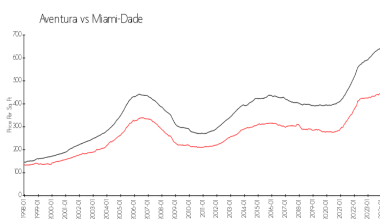
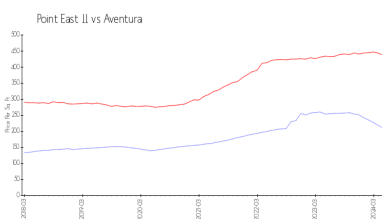
pointeasttwo@yahoo.com

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
F608	763 sq ft	Jun 2024	\$150,000	\$197
J414	960 sq ft	May 2024	\$203,000	\$211
J506	1,083 sq ft	Jan 2024	\$255,000	\$235
F203	763 sq ft	Jan 2024	\$190,000	\$249
H106	965 sq ft	Dec 2023	\$236,000	\$245
H212	768 sq ft	Dec 2023	\$190,000	\$247

Market Information



Point East II: \$210/sq. ft.
 Aventura: \$437/sq. ft.

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 Miami-Dade: \$705/sq. ft.



Inventory for Sale

Point East II	3%
Aventura	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Point East II	55 days
Aventura	91 days
Miami-Dade	82 days