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 Under Contract
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:	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:	2

Building Association Information

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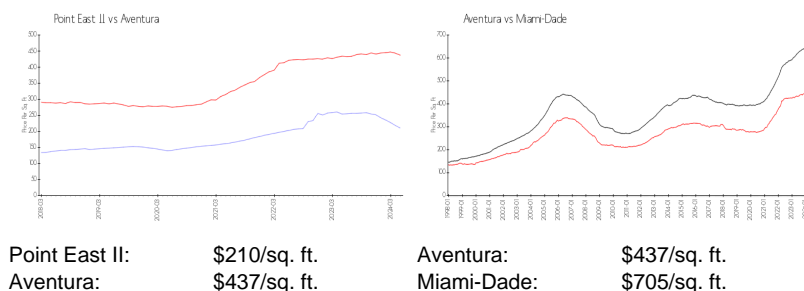?Telephone: 305 931 3960 Ext-2
Fax: 305 931 6892

pointeasttwo@yahoo.com

https://www.pointeasttwocondominiums.com/

Built in 1968 - 312 units - 6 floors

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.
Aventura:	$437/sq. ft.	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	92 days
Miami-Dade	82 days