# Unit 2861 Leonard Dr # F607 - Point East II

2861 Leonard Dr # F607 - 2851 Leonard Dr, Aventura, FL, Miami-Dade 33160

## Unit Information

| | |
|---|---|
| MLS Number: | F10448114 |
| Status: | Active |
| Size: | 777 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | |
| Rental Price: | $1,675 |
| List PPSF: | $2 |
| Valuated Price: | $171,000 |
| Valuated PPSF: | $220 |

*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

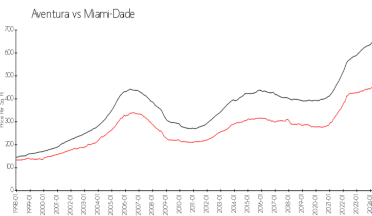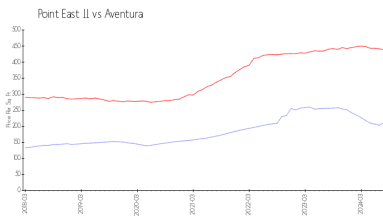| | |
|---|---|
| Number of units: | 312 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 8 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 10 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 4 |

## 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*

## Market Information



| | | | | |
|---|---|---|---|---|
| Point East II: | $215/sq. ft. | | Aventura: | $437/sq. ft. |
| Aventura: | $437/sq. ft. | | Miami-Dade: | $696/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 | 45 days |

| | |
|---|---|
| Aventura | 98 days |
| Miami-Dade | 84 days |