

# Unit 747 - Waterview (20505 & 20515)

747 - 20505 E Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: F10460180  
 Status: Active  
 Size: 1,450 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Valet Parking  
 View: Intracoastal View,Ocean View,Direct Ocean  
 List Price: \$495,000  
 List PPSF: \$341  
 Valuated Price: \$482,000  
 Valuated PPSF: \$332

*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.*



Built in 1981 - 394 units - 23 floors

## Building Information

Number of units: 394  
 Number of active listings for rent: 0  
 Number of active listings for sale: 38  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 1

## Building Association Information

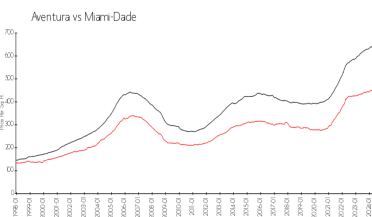
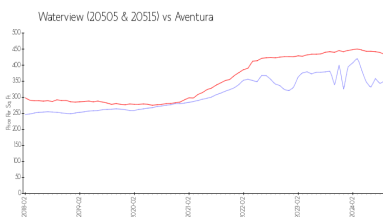
Waterview Condominium Association  
 20505 E Country Club Dr  
 Miami, FL 33180  
 Phone: +1 305-935-4541

<https://www.waterviewofventura.com/Page/27>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1434	1,011 sq ft	Nov 2024	\$340,000	\$336
1638	1,214 sq ft	Aug 2024	\$431,765	\$356
1837	1,449 sq ft	Jul 2024	\$550,000	\$380
2038	1,214 sq ft	Jun 2024	\$435,000	\$358
Ph-38	1,381 sq ft	May 2024	\$390,000	\$282
931	1,038 sq ft	May 2024	\$410,000	\$395
1849	1,139 sq ft	May 2024	\$510,000	\$448
1532	1,049 sq ft	May 2024	\$370,000	\$353
2138	1,214 sq ft	May 2024	\$358,000	\$295

## Market Information



Waterview (20505 & 20515): \$351/sq. ft.  
 Aventura: \$434/sq. ft.  
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 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Waterview (20505 & 20515)	10%
Aventura	6%
Miami-Dade	4%

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

Waterview (20505 & 20515)	85 days
Aventura	101 days
Miami-Dade	86 days