

Unit 1206 - Flamenco Towers I & II

1206 - 3701 N Country Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: F10463211
 Status: Active
 Size: 1,135 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space
 View: Golf View, Ocean View
 List Price: \$563,000
 List PPSF: \$496
 Valuated Price: \$345,000
 Valuated PPSF: \$304

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: 393
 Number of active listings for rent: 0
 Number of active listings for sale: 19
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Building Association Information

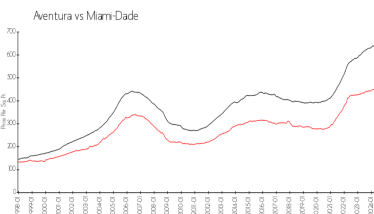
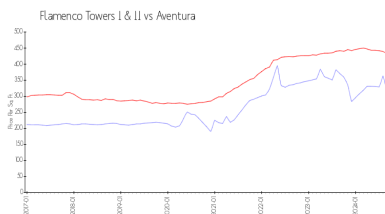
Flamenco Towers Condominium
 Address: 3701 N Country Club Dr, Aventura, FL 33180
 Phone: +1 305-931-1225

<http://flamencocondo.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2107	1,465 sq ft	Aug 2024	\$565,000	\$386
2129	1,068 sq ft	Jul 2024	\$330,000	\$309
1506	1,135 sq ft	Apr 2024	\$376,000	\$331
2222	1,054 sq ft	Feb 2024	\$420,000	\$398
1209	1,068 sq ft	Dec 2023	\$310,000	\$290

Market Information



Flamenco Towers I & II: \$313/sq. ft.
 Aventura: \$434/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Flamenco Towers I & II: 5%
 Aventura: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months



Flamenco Towers I & II
Aventura
Miami-Dade

97 days
101 days
86 days