

# Unit 2035T - Miriada

2035T - 1997 Dixie Belle Dr, Orlando, FL, Orange 32812

## Unit Information

MLS Number: O6129688  
 Status: ACTIVE  
 Size: 830 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces:  
 View:  
 List Price: \$217,000  
 List PPSF: \$261  
 Valuated Price: \$152,000  
 Valuated PPSF: \$183

*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: 260  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

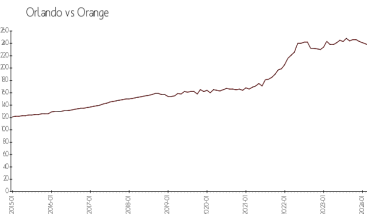
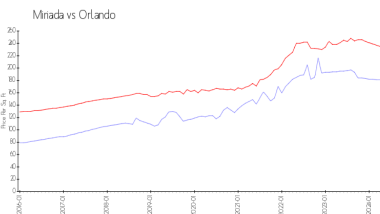
## Building Association Information

Miriada Condominium Association, Inc  
 2001 Dixie Belle Drive  
 Orlando, FL 32812  
 Phone: (407) 381-1147

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| G      | 993 sq ft   | Oct 2023     | \$197,000  | \$198 |
| 2025N  | 993 sq ft   | Oct 2023     | \$185,000  | \$186 |
| 2035M  | 1,192 sq ft | Oct 2023     | \$200,500  | \$168 |
| H      | 993 sq ft   | Sep 2023     | \$190,000  | \$191 |
| 2019O  | 1,192 sq ft | Sep 2023     | \$230,000  | \$193 |

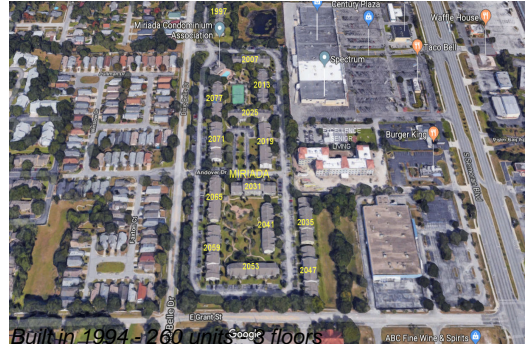
## Market Information



Miriada: \$181/sq. ft.  
 Orlando: \$235/sq. ft.  
 Orlando: \$235/sq. ft.  
 Orange: \$247/sq. ft.

## Inventory for Sale

Miriada 2%  
 Orlando 2%  
 Orange 2%



## Avg. Time to Close Over Last 12 Months

|         |         |
|---------|---------|
| Miriada | 56 days |
| Orlando | 45 days |
| Orange  | 45 days |