

# Unit 6L - Island Pointe

6L - 10350 W Bay Harbor Dr, Bay Harbor, FL, Miami-Dade 33154

## Unit Information

MLS Number: A11508621  
 Status: Pending  
 Size: 950 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View: Bay, Water View  
 Rental Price: \$2,650  
 List PPSF: \$3  
 Valuated Price: \$383,000  
 Valuated PPSF: \$403

*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.*

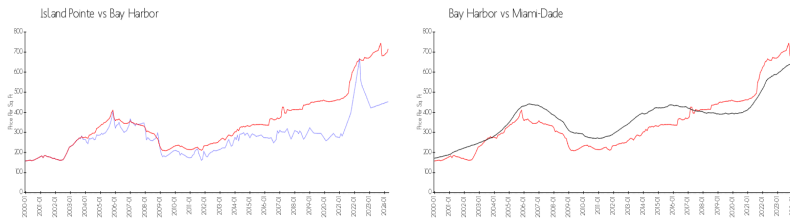
## Building Information

Number of units: 168  
 Number of active listings for rent: 5  
 Number of active listings for sale: 4  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

Island Point at Bay Harbour Condominium  
 305-864-9153  
 Manager: 305-864-8296 & IslandPointeManager@gmail.com

## Market Information



Island Pointe: \$453/sq. ft.  
 Bay Harbor: \$717/sq. ft.  
 Bay Harbor: \$717/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Island Pointe 2%  
 Bay Harbor 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Island Pointe 22 days  
 Bay Harbor 114 days  
 Miami-Dade 81 days

