

Unit 3601 - Mystic Pointe Tower 400

3601 - 3500 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11524028
 Status: Active
 Size: 1,714 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 1 Space,Covered Parking,Valet Parking
 View: Bay,Intracoastal View,Ocean View
 Rental Price: \$5,500
 List PPSF: \$3
 Valuated Price: \$680,000
 Valuated PPSF: \$401

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

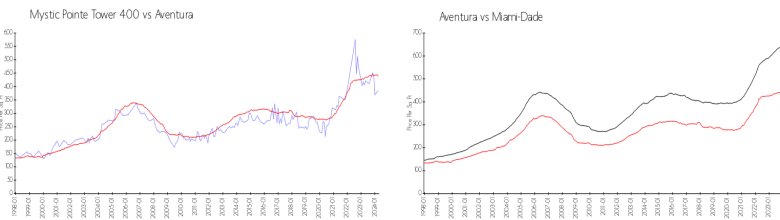
Number of units: 308
 Number of active listings for rent: 8
 Number of active listings for sale: 18
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 1

Building Association Information

Mystic Pointe Tower 400 Condominium
 (305)935-3924 & (786) 445-0360 & actionteam@mysticpointetower400.com

<http://www.mysticpointe400.com/>

Market Information



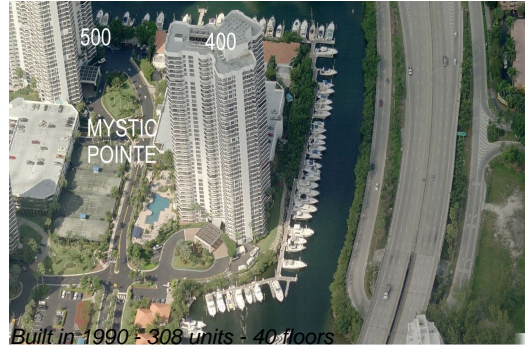
Mystic Pointe Tower 400:	\$385/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Mystic Pointe Tower 400	6%
Aventura	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 400	146 days
Aventura	89 days
Miami-Dade	81 days



Built in 1990 - 308 units - 40 floors