

# Unit 2861 Leonard Dr # F503 - Point East II

2861 Leonard Dr # F503 - 2851 Leonard Dr, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11541199  
 Status: Active  
 Size: 763 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View: Bay  
 Rental Price: \$1,800  
 List PPSF: \$2  
 Valuated Price: \$164,000  
 Valuated PPSF: \$215

*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: 312  
 Number of active listings for rent: 0  
 Number of active listings for sale: 10  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 0

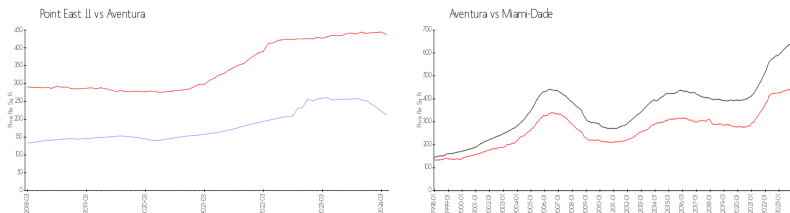
## Building Association Information

Point East Two  
 Condominium Corporation, Inc  
 2895 Point East Drive  
 Aventura, FL 33160  
 Telephone: 305 931 3960 Ext-2  
 Fax: 305 931 6892

pointeasttwo@yahoo.com

<https://www.pointeasttwocondominiums.com/>

## Market Information



Point East II: \$212/sq. ft.      Aventura: \$437/sq. ft.  
 Aventura: \$437/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Point East II: 3%  
 Aventura: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Point East II: 43 days



Aventura  
Miami-Dade

89 days  
81 days