

Unit 1704 - One Island Place II

1704 - 3802 NE 207 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11546408
 Status: Active
 Size: 2,240 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Covered Parking,Guest Parking,Valet Parking

View:
 List Price: \$969,000
 List PPSF: \$433
 Valuated Price: \$894,000
 Valuated PPSF: \$399

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: 114
 Number of active listings for rent: 0
 Number of active listings for sale: 3
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 0

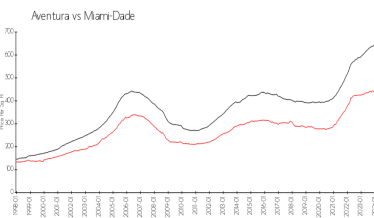
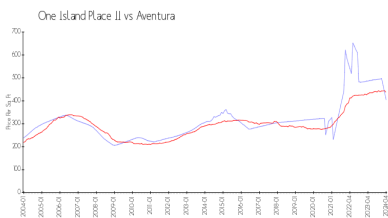
Building Association Information

One Island Place
 3801 NE 207th St Miami, FL 33180 Phone: (305) 931-079

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
TH1	2,990 sq ft	Jan 2024	\$968,000	\$324
1401	2,370 sq ft	Jan 2024	\$1,530,000	\$646

Market Information



One Island Place II: \$405/sq. ft. Aventura: \$437/sq. ft.
 Aventura: \$437/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

One Island Place II: 3%
 Aventura: 5%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

One Island Place II: 70 days
 Aventura: 89 days



