

# Unit 2305 - Mystic Pointe Tower 400

2305 - 3500 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11559833
Status:	Active
Size:	1,464 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	Canal, Golf View, Intracoastal View
Rental Price:	\$3,900
List PPSF:	\$3
Valuated Price:	\$546,000
Valuated PPSF:	\$377

*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

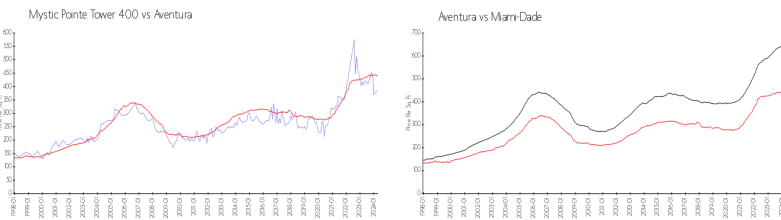
Number of units:	308
Number of active listings for rent:	8
Number of active listings for sale:	17
Building inventory for sale:	5%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	1

## 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	149 days
Aventura	89 days
Miami-Dade	81 days

