

# Unit 1604 - Portofino

1604 - 300 S Pointe Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11573229
Status:	Active
Size:	2,040 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
Rental Price:	\$8,000
List PPSF:	\$4
Valuated Price:	\$2,191,000
Valuated PPSF:	\$1,074

*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.*

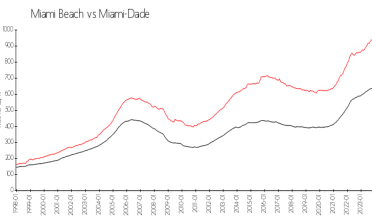
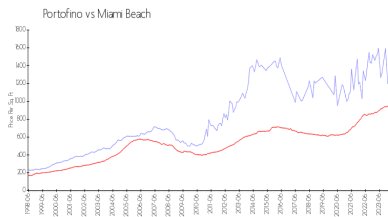
## Building Information

Number of units:	221
Number of active listings for rent:	10
Number of active listings for sale:	12
Building inventory for sale:	5%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

## Building Association Information

Portofino Tower Condominiums Association  
(305) 534-4422

## Market Information



Portofino:	\$1425/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Portofino	5%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Portofino	186 days
Miami Beach	97 days
Miami-Dade	81 days

