

# Unit 314 - Mystic Pointe Tower 300

314 - 3600 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: F10428468  
 Status: Active  
 Size: 1,150 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking  
 View: Intracoastal View  
 List Price: \$495,300  
 List PPSF: \$431  
 Valuated Price: \$386,000  
 Valuated PPSF: \$336

*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: 310  
 Number of active listings for rent: 6  
 Number of active listings for sale: 10  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Building Association Information

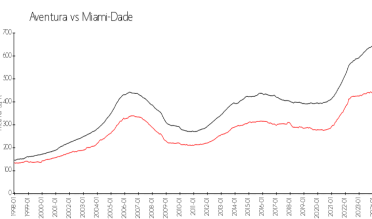
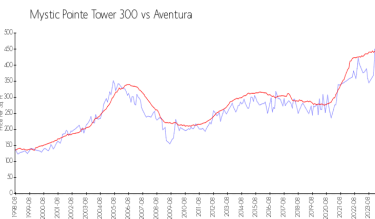
Mystic Pointe Condo No. One Assoc., Inc. ., Inc. oc., Inc.  
 305-933-2636 & 300mgr@mystict300.com

<http://www.mysticpointe300.com/NewInteraction/web/Default.aspx?cid=92&n1=83>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
307	1,353 sq ft	Apr 2024	\$475,000	\$351
203	1,091 sq ft	Apr 2024	\$478,000	\$438
1115	1,050 sq ft	Jan 2024	\$460,000	\$438
1702	1,150 sq ft	Aug 2023	\$410,000	\$357
917	1,150 sq ft	Jul 2023	\$415,000	\$361
1404	792 sq ft	Jul 2023	\$345,000	\$436
1107	1,353 sq ft	Jul 2023	\$590,000	\$436

## Market Information

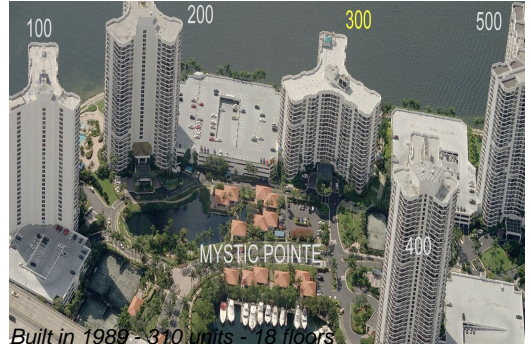


Mystic Pointe Tower 300: \$373/sq. ft.  
 Aventura: \$437/sq. ft.

Aventura: \$437/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Mystic Pointe Tower 300 3%



Aventura	5%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

Mystic Pointe Tower 300	85 days
Aventura	89 days
Miami-Dade	81 days