

# Unit 2855 Leonard Dr # H506 - Point East II

2855 Leonard Dr # H506 - 2851 Leonard Dr, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	RX-10953386
Status:	Pending
Size:	965 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	
View:	Lagoon
Rental Price:	\$1,900
List PPSF:	\$2
Valuated Price:	\$208,000
Valuated PPSF:	\$216

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

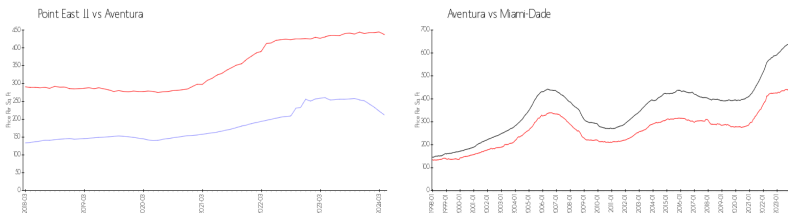
## Building Association Information

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
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Aventura  
Miami-Dade

89 days  
81 days