

# Unit 2204 - Peninsula 1

2204 - 3201 NE 183 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11455392  
 Status: Active  
 Size: 2,984 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking  
 View: Bay,Canal,Intracoastal View,Ocean View,Water View  
 Rental Price: \$7,300  
 List PPSF: \$2  
 Valuated Price: \$1,461,000  
 Valuated PPSF: \$490

*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.*

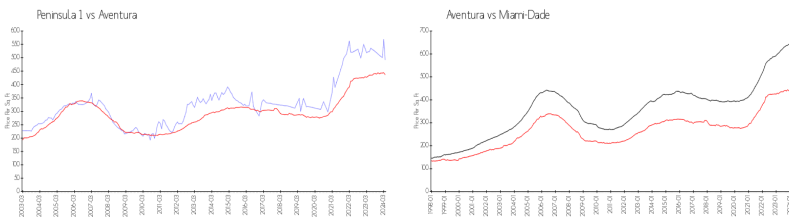
## Building Information

Number of units: 221  
 Number of active listings for rent: 4  
 Number of active listings for sale: 10  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

## Building Association Information

The Peninsula Condominium Association Inc  
 (305) 682-4000

## Market Information



Peninsula 1:	\$492/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Peninsula 1	5%
Aventura	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Peninsula 1	119 days
Aventura	89 days
Miami-Dade	81 days

