

# Unit 2809 - Villa Marina

2809 - 7000 Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11524023
Status:	Active
Size:	2,730 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Valet Parking
View:	Bay, Intracoastal View, Ocean View
Rental Price:	\$9,000
List PPSF:	\$3
Valuated Price:	\$1,746,000
Valuated PPSF:	\$640



*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.*

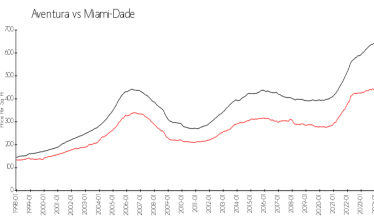
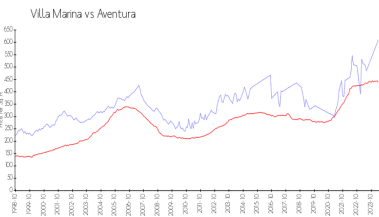
## Building Information

Number of units:	280
Number of active listings for rent:	10
Number of active listings for sale:	5
Building inventory for sale:	1%
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

Williams Island 7000 Condo  
 Administration Office (305) 931-7716  
 Concierge (305) 931-7831

## Market Information



Villa Marina:	\$610/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Villa Marina	2%
Aventura	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Villa Marina	164 days
Aventura	89 days
Miami-Dade	81 days