

# Unit 101 - 2600 Williams Island

101 - 2600 Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11540117
Status:	Active
Size:	2,450 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	Intracoastal View, Water View
Rental Price:	\$9,999
List PPSF:	\$4
Valuated Price:	\$1,604,000
Valuated PPSF:	\$655



*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.*

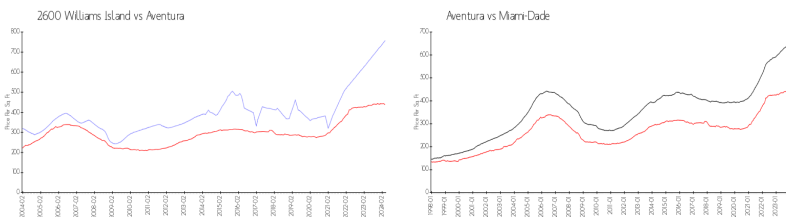
## Building Information

Number of units:	172
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Building Association Information

2600 Island Boulevard Condo Association  
 2600 Island Blvd, Aventura, FL 33160  
 (305) 937-2006

## Market Information



2600 Williams Island: \$757/sq. ft.  
 Aventura: \$437/sq. ft.

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 Miami-Dade: \$695/sq. ft.

## Inventory for Sale

2600 Williams Island	2%
Aventura	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

2600 Williams Island	208 days
Aventura	89 days
Miami-Dade	81 days