

# Unit 1416 - Portsview Waterways

1416 - 3610 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11576462
Status:	Active
Size:	1,350 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Spaces,Assigned Parking,Guest Parking
View:	Bay,Intracoastal View
Rental Price:	\$3,750
List PPSF:	\$3
Valuated Price:	\$500,000
Valuated PPSF:	\$370

*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

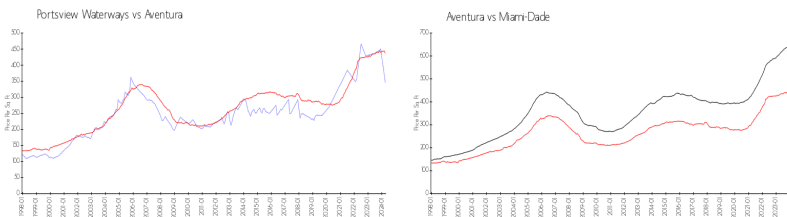
Number of units:	209
Number of active listings for rent:	3
Number of active listings for sale:	10
Building inventory for sale:	4%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

## Building Association Information

Portsview At The Waterways Condominium  
(305) 935-5852 & office@portsview.com

<http://portsviewweb.vertilinc.com/Portsview/AboutUs.aspx>

## Market Information



Portsview Waterways:	\$345/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Portsview Waterways	5%
Aventura	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Portsview Waterways	96 days
Aventura	89 days
Miami-Dade	81 days

