

# Unit 2203 - Mystic Pointe Tower 100

2203 - 19195 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11546778  
 Status: Active  
 Size: 1,183 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking  
 View: Intracoastal View,Lake,Other View  
 Rental Price: \$3,400  
 List PPSF: \$3  
 Valuated Price: \$476,000  
 Valuated PPSF: \$402

*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.*

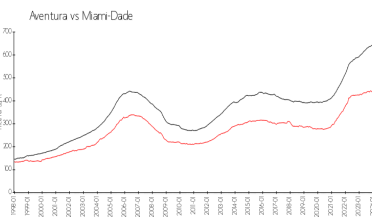
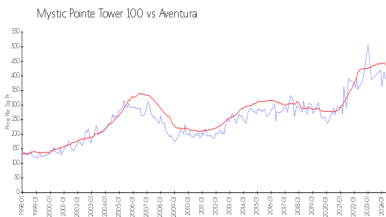
## Building Information

Number of units: 282  
 Number of active listings for rent: 3  
 Number of active listings for sale: 7  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 3

## Building Association Information

Mystic Pointe Tower 100 Condominium  
 305-932-9169 & (305) 935-6812  
 Property Manager home telephone 954-437-8602

## Market Information



Mystic Pointe Tower 100:	\$388/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Mystic Pointe Tower 100	2%
Aventura	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 100	88 days
Aventura	89 days
Miami-Dade	81 days

