

# Unit 2603 - Mystic Pointe Tower 400

2603 - 3500 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11571541  
 Status: Active  
 Size: 1,380 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Parking Garage  
 View: Intracoastal View,Ocean View  
 Rental Price: \$4,000  
 List PPSF: \$3  
 Valuated Price: \$505,000  
 Valuated PPSF: \$371

*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

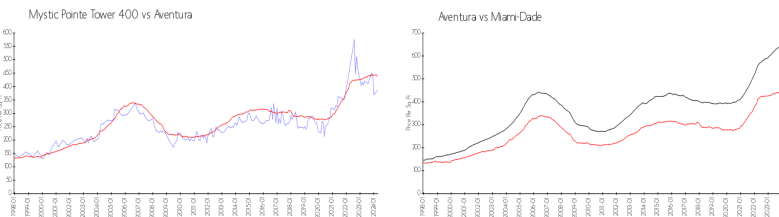
Number of units: 308  
 Number of active listings for rent: 8  
 Number of active listings for sale: 17  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 1

## Building Association Information

Mystic Pointe Tower 400 Condominium  
 (305)935-3924 & (786) 445-0360 & actionteam@mysticpointetower400.com

<http://www.mysticpointe400.com/>

## Market Information



Mystic Pointe Tower 400:	\$385/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Mystic Pointe Tower 400	6%
Aventura	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 400	149 days
Aventura	89 days
Miami-Dade	81 days

