

# Unit 504 - One Island Place I

504 - 3801 NE 207 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11674414  
 Status: Active  
 Size: 2,240 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$695,000  
 List PPSF: \$310  
 Valuated Price: \$710,000  
 Valuated PPSF: \$317

*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: 111  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

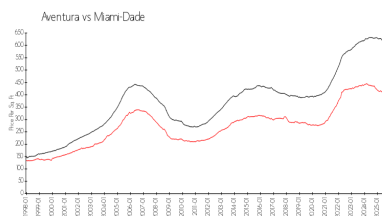
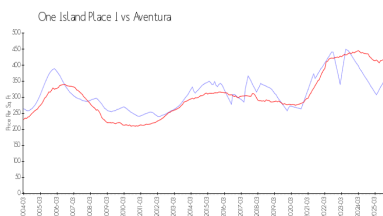
One Island Place  
 3801 NE 207th St Miami, FL 33180  
 Phone: (305) 931-0793

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2603	2,240 sq ft	Apr 2025	\$740,000	\$330
2402	2,370 sq ft	Mar 2025	\$870,000	\$367

## Market Information



One Island Place I:	\$364/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$671/sq. ft.

## Inventory for Sale

One Island Place I	4%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

One Island Place I	81 days
Aventura	98 days



