

# Unit 1646 - Waterview (20505 & 20515)

1646 - 20505 E Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11795966    |
| Status:         | Active       |
| Size:           | 1,132 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$405,000    |
| List PPSF:      | \$358        |
| Valuated Price: | \$331,000    |
| Valuated PPSF:  | \$292        |

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:                         | 394 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 37  |
| Building inventory for sale:             | 9%  |
| Number of sales over the last 12 months: | 16  |
| Number of sales over the last 6 months:  | 9   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

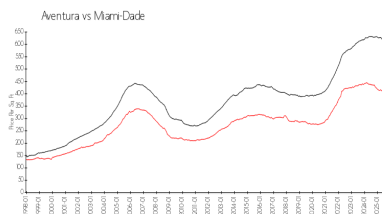
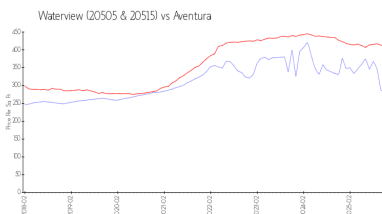
Waterview Condominium Association  
20505 E Country Club Dr  
Miami, FL 33180  
Phone: +1 305-935-4541

<https://www.waterviewofaventura.com/Page/27>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1537   | 1,449 sq ft | Nov 2025     | \$419,825  | \$290 |
| 2039   | 1,130 sq ft | Oct 2025     | \$350,000  | \$310 |
| 137    | 1,449 sq ft | Sep 2025     | \$320,000  | \$221 |
| 1547   | 1,450 sq ft | Sep 2025     | \$660,000  | \$455 |
| 543    | 1,143 sq ft | Aug 2025     | \$390,000  | \$341 |

## Market Information



|                            |               |             |               |
|----------------------------|---------------|-------------|---------------|
| Waterview (20505 & 20515): | \$282/sq. ft. | Aventura:   | \$411/sq. ft. |
| Aventura:                  | \$411/sq. ft. | Miami-Dade: | \$671/sq. ft. |

## Inventory for Sale

|                           |    |
|---------------------------|----|
| Waterview (20505 & 20515) | 9% |
| Aventura                  | 6% |
| Miami-Dade                | 4% |



Built in 1981 - 394 units - 23 floors

**Avg. Time to Close Over Last 12 Months**

|                           |         |
|---------------------------|---------|
| Waterview (20505 & 20515) | 86 days |
| Aventura                  | 98 days |
| Miami-Dade                | 77 days |