Unit 2859 Leonard Dr # G106 - Point East II

2859 Leonard Dr # G106 - 2851 Leonard Dr, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11801578
Status:	Active
Size:	1,083 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	$225,000
List PPSF:	$208
Valuated Price:	$229,000
Valuated PPSF:	$211

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.
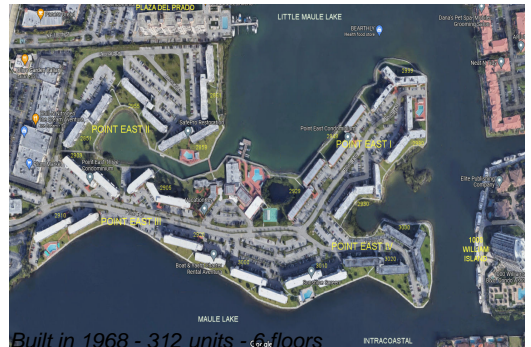
Building Information

Number of units:	312
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	1%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Building Association Information

Point East Two
Condominium Corporation, Inc
2895 Point East Drive
Aventura, Fl 33160
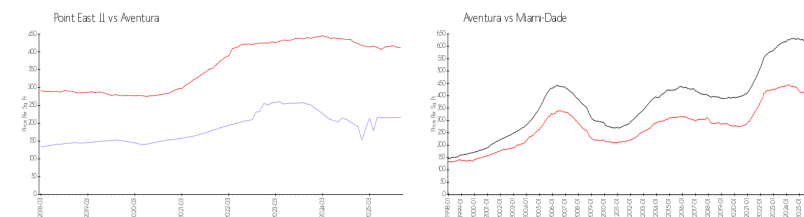‹Telephone: 305 931 3960 Ext-2
Fax: 305 931 6892

pointeasttwo@yahoo.com

https://www.pointeasttwocondominiums.com/

Built in 1968 - 312 units - 6 floors

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
H205	768 sq ft	Dec 2025	$125,000	$163
F601	1,083 sq ft	Nov 2025	$260,000	$240
J109	768 sq ft	Jul 2025	$173,000	$225
H305	768 sq ft	Jul 2025	$122,000	$159
H406	965 sq ft	May 2025	$210,000	$218

Market Information

Point East II:	$217/sq. ft.	Aventura:	$411/sq. ft.
Aventura:	$411/sq. ft.	Miami-Dade:	$671/sq. ft.

Inventory for Sale

Point East II	2%

| Aventura | 6% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

Point East II	73 days
Aventura	98 days
Miami-Dade	77 days