

# Unit 601 - One Island Place II

601 - 3802 NE 207 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11823604  
 Status: Active  
 Size: 2,370 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:  
 List Price: \$859,000  
 List PPSF: \$362  
 Valuated Price: \$999,000  
 Valuated PPSF: \$422

*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: 114  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

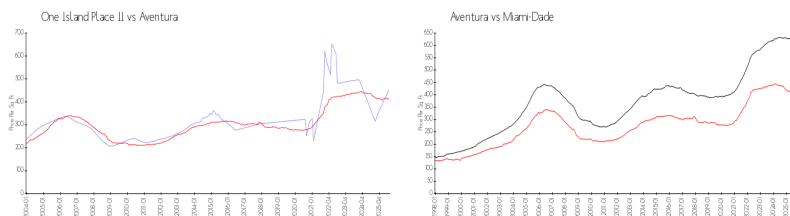
One Island Place  
 3801 NE 207th St Miami, FL 33180 Phone: (305) 931-079

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1501	2,370 sq ft	May 2025	\$1,300,000	\$549
703	2,240 sq ft	Mar 2025	\$700,000	\$313
2404	2,240 sq ft	Jan 2025	\$745,000	\$333

## Market Information



One Island Place II:	\$455/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$671/sq. ft.

## Inventory for Sale

One Island Place II	3%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

One Island Place II	206 days
Aventura	98 days



