

# Unit 2602 - Terraces Norths at Turnberry

2602 - 20191 E Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |                                        |
|-----------------|----------------------------------------|
| MLS Number:     | A11877725                              |
| Status:         | Active                                 |
| Size:           | 1,500 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |                                        |
| List Price:     | \$499,000                              |
| List PPSF:      | \$333                                  |
| Valuated Price: | \$475,000                              |
| 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:                         | 293 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 15  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 15  |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 4   |

## Building Association Information

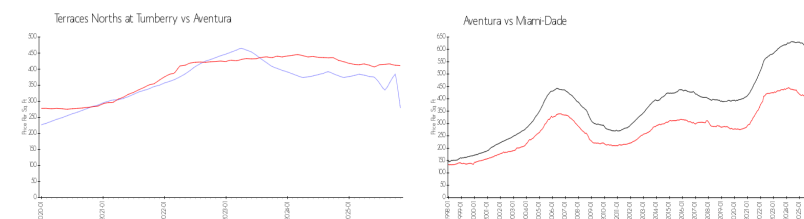
Terraces North At Turnberry  
Condominium Association  
20191 E Country Club Dr  
Miami, FL 33180  
+1 (305) 937-1466

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 2103   | 1,622 sq ft | Dec 2025     | \$460,000  | \$284 |
| 1405   | 1,622 sq ft | Nov 2025     | \$470,000  | \$290 |
| 1605   | 1,622 sq ft | Nov 2025     | \$450,000  | \$277 |
| 1502   | 1,500 sq ft | Oct 2025     | \$585,000  | \$390 |
| 311    | 1,500 sq ft | Aug 2025     | \$430,000  | \$287 |

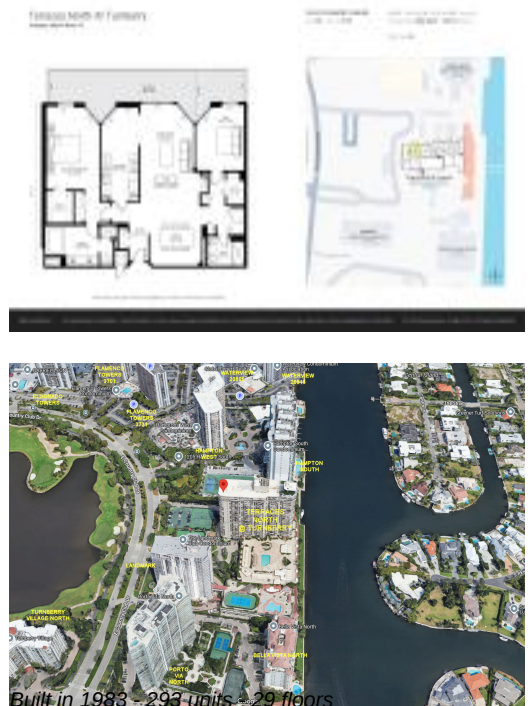
## Market Information



|                               |               |             |               |
|-------------------------------|---------------|-------------|---------------|
| Terraces Norths at Turnberry: | \$280/sq. ft. | Aventura:   | \$411/sq. ft. |
| Aventura:                     | \$411/sq. ft. | Miami-Dade: | \$668/sq. ft. |

## Inventory for Sale

|                              |    |
|------------------------------|----|
| Terraces Norths at Turnberry | 5% |
| Aventura                     | 6% |
| Miami-Dade                   | 4% |



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

|                              |          |
|------------------------------|----------|
| Terraces Norths at Turnberry | 110 days |
| Aventura                     | 98 days  |
| Miami-Dade                   | 77 days  |