

Unit 1409 - Portsview Waterways

1409 - 3610 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11915414
Status:	Active
Size:	1,406 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Additional Spaces Available,Assigned Parking,Other Parking
View:	
List Price:	\$575,000
List PPSF:	\$409
Valuated Price:	\$564,000
Valuated PPSF:	\$401

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:	209
Number of active listings for rent:	3
Number of active listings for sale:	9
Building inventory for sale:	4%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

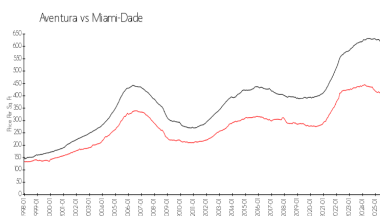
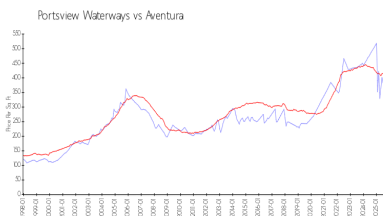
Portsview At The Waterways Condominium
(305) 935-5852 & office@portsview.com

<https://portsviewweb.vertilinc.com/Portsview/AboutUs.aspx>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
213	1,337 sq ft	Oct 2025	\$365,000	\$273
1214	1,187 sq ft	Sep 2025	\$347,500	\$293
906		Jul 2025	\$474,000	
1014	1,187 sq ft	May 2025	\$385,000	\$324
210	1,053 sq ft	Apr 2025	\$435,000	\$413
1105	1,187 sq ft	Apr 2025	\$506,000	\$426

Market Information



Portsview Waterways:	\$331/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$671/sq. ft.

Inventory for Sale

Portsview Waterways	4%
Aventura	6%
Miami-Dade	4%



Avg. Time to Close Over Last 12 Months

PortsvieW Waterways	84 days
Aventura	98 days
Miami-Dade	77 days