

Unit PH 1 - Bellini at Williams Island

PH 1 - 4100 Williams Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	RX-11080809
Status:	Active
Size:	4,955 Sq ft.
Bedrooms:	4
Full Bathrooms:	6
Half Bathrooms:	1
Parking Spaces:	Assigned,Garage - Building,Guest,Vehicle Restrictions
View:	Bay,Canal,City,Intracoastal,Marina,Ocean,Pool,Preserve
List Price:	\$5,995,000
List PPSF:	\$1,210
Valuated Price:	\$5,916,000
Valuated PPSF:	\$1,194

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:	68
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	7%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

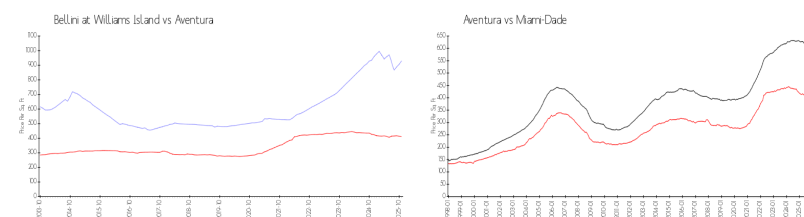
Williams Island
Address: 5300 Island Blvd,
Aventura, FL 33160
Phone:+1 305-937-7880

<https://www.williamsislandclub.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
904	2,608 sq ft	Oct 2025	\$1,800,000	\$690
1401	2,235 sq ft	Aug 2025	\$1,800,000	\$805
1004	2,608 sq ft	Jun 2025	\$2,487,500	\$954
2302	2,608 sq ft	Apr 2025	\$2,500,000	\$959
1004	2,608 sq ft	Feb 2025	\$2,550,000	\$978

Market Information



Bellini at Williams Island:	\$930/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$671/sq. ft.

Inventory for Sale

Bellini at Williams Island	7%
Aventura	6%



Miami-Dade	4%
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Avg. Time to Close Over Last 12 Months

Bellini at Williams Island	107 days
Aventura	98 days
Miami-Dade	77 days