

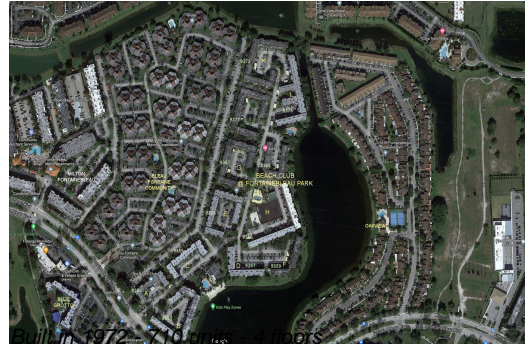
Unit H-209 - Beach Club at Fontainebleau Park (A to L)

H-209 - 9373 Fontainebleau Blvd, Fontainebleau, FL, Miami-Dade 33172

Unit Information

MLS Number: A11564942
 Status: Active
 Size: 1,415 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Assigned Parking, Guest Parking, Other Parking
 View:
 List Price: \$305,000
 List PPSF: \$216
 Valuated Price: \$532,000
 Valuated PPSF: \$376

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: 709
 Number of active listings for rent: 0
 Number of active listings for sale: 11
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 4

Building Association Information

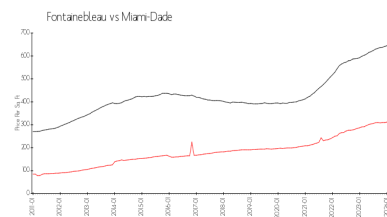
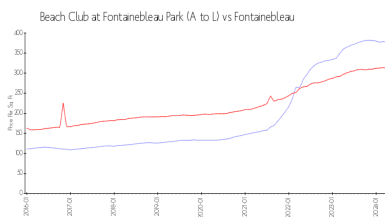
The Beach Club @Fontainebleau Park Condominium Association, Inc.
 9361 Fontainebleau Blvd
 Miami, FL 33172-5603
 (305) 553-9292

<https://thebeachclubatfontainebleaupark.communitysite.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
E236	1,415 sq ft	Apr 2024	\$339,000	\$240
L112	1,149 sq ft	Apr 2024	\$280,000	\$244
A215	1,125 sq ft	Apr 2024	\$280,000	\$249
L-111	1,149 sq ft	Feb 2024	\$243,000	\$211
C111	1,502 sq ft	Feb 2024	\$325,000	\$216

Market Information



Beach Club at Fontainebleau Park (A to L): \$376/sq. ft.
 Fontainebleau: \$312/sq. ft.

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 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Beach Club at Fontainebleau Park (A to L)	2%
Fontainebleau	1%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Beach Club at Fontainebleau Park (A to L)	37 days
Fontainebleau	33 days
Miami-Dade	81 days