

# Unit 1903 - Turnberry Ocean Club

1903 - 18501 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                                 |
|-----------------|---------------------------------|
| MLS Number:     | A11576078                       |
| Status:         | Active                          |
| Size:           | 2,797 Sq ft.                    |
| Bedrooms:       | 3                               |
| Full Bathrooms: | 4                               |
| Half Bathrooms: | 1                               |
| Parking Spaces: | 2 Or More Spaces, Valet Parking |
| View:           |                                 |
| List Price:     | \$5,495,000                     |
| List PPSF:      | \$1,965                         |
| Valuated Price: | \$5,179,000                     |
| Valuated PPSF:  | \$1,852                         |

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:                         | 154 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 20  |
| Building inventory for sale:             | 12% |
| Number of sales over the last 12 months: | 3   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

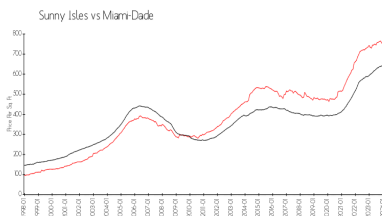
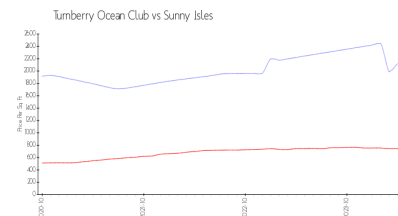
Turnberry Ocean Club Residences  
 Address: 18501 Collins Ave,  
 Sunny Isles Beach, FL 33160  
 Phone: +1 305-933-3000

<https://turnberryoceanclub.com/>

## Recent Sales

| Unit #        | Size        | Closing Date | Sale Price  | PPSF    |
|---------------|-------------|--------------|-------------|---------|
| 4501          | 3,252 sq ft | Apr 2024     | \$7,800,000 | \$2,399 |
| 3403          | 3,110 sq ft | Mar 2024     | \$5,675,000 | \$1,825 |
| 2604 + Cabana | 3,625 sq ft | Feb 2024     | \$7,425,000 | \$2,048 |

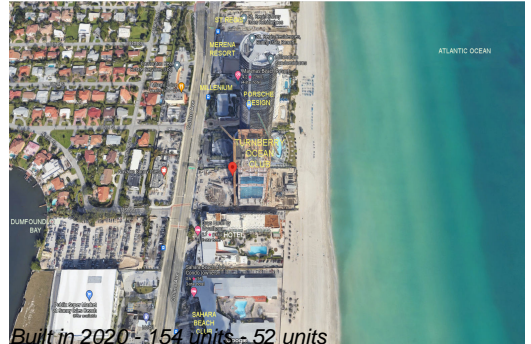
## Market Information



|                       |                |              |               |
|-----------------------|----------------|--------------|---------------|
| Turnberry Ocean Club: | \$2124/sq. ft. | Sunny Isles: | \$746/sq. ft. |
| Sunny Isles:          | \$746/sq. ft.  | Miami-Dade:  | \$694/sq. ft. |

## Inventory for Sale

|                      |     |
|----------------------|-----|
| Turnberry Ocean Club | 13% |
| Sunny Isles          | 5%  |
| Miami-Dade           | 3%  |



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

|                      |          |
|----------------------|----------|
| Turnberry Ocean Club | 160 days |
| Sunny Isles          | 113 days |
| Miami-Dade           | 81 days  |