

# Unit 1404 - Sonata Beach Club

1404 - 801 Briny Av, Pompano Beach, FL, Broward 33062

## Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | F10484539   |
| Status:         | Active  |
| Size:           | 2,497 Sq ft.  |
| Bedrooms:       | 3   |
| Full Bathrooms: | 2   |
| Half Bathrooms: | 1   |
| Parking Spaces: | Assigned Parking,Guest Parking,Parking-Under Building |
| View:           |   |
| List Price:     | \$1,575,000   |
| List PPSF:      | \$631   |
| Valuated Price: | \$1,496,000   |
| Valuated PPSF:  | \$599   |

*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:                         | 64 |
| Number of active listings for rent:      | 3  |
| Number of active listings for sale:      | 1  |
| Building inventory for sale:             | 1% |
| Number of sales over the last 12 months: | 2  |
| Number of sales over the last 6 months:  | 0  |
| Number of sales over the last 3 months:  | 0  |

## Building Association Information

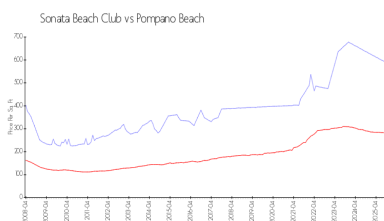
Sonata Beach Club  
(954) 786-1201

<https://>

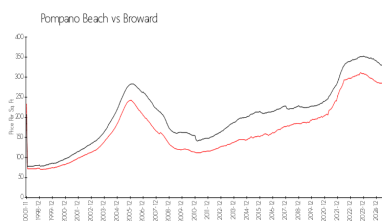
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 605    | 2,561 sq ft | Feb 2025     | \$1,252,000 | \$489 |
| 705    | 2,561 sq ft | Dec 2024     | \$1,350,000 | \$527 |

## Market Information



Sonata Beach Club: \$584/sq. ft.  
Pompano Beach: \$283/sq. ft.



Pompano Beach: \$283/sq. ft.  
Broward: \$311/sq. ft.

## Inventory for Sale

|                   |    |
|-------------------|----|
| Sonata Beach Club | 2% |
| Pompano Beach     | 3% |
| Broward           | 4% |

## Avg. Time to Close Over Last 12 Months

|                   |          |
|-------------------|----------|
| Sonata Beach Club | 144 days |
| Pompano Beach     | 88 days  |
| Broward           | 87 days  |

