

# Unit 504 - Fendi Chateau Residences

504 - 9349 Collins Ave, Surfside, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11447578
Status:	Active
Size:	3,232 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$10,900,000
List PPSF:	\$3,373
Valuated Price:	\$10,028,000
Valuated PPSF:	\$3,103

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:	57
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	5%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

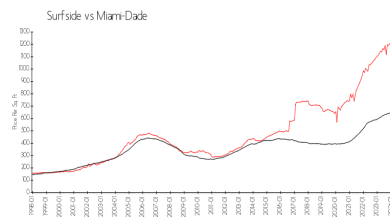
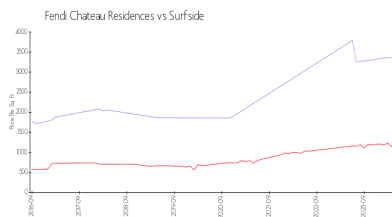
## Building Association Information

Fendi Chateau Residences  
 Address: 9349 Collins Ave,  
 Surfside, FL 33154,  
 Phone: +1 305-944-4440

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
901	4,103 sq ft	Feb 2024	\$15,100,000	\$3,680
806	4,487 sq ft	Jan 2024	\$15,250,000	\$3,399
705	3,337 sq ft	Jul 2023	\$10,200,000	\$3,057
406	5,720 sq ft	Jun 2023	\$19,750,000	\$3,453

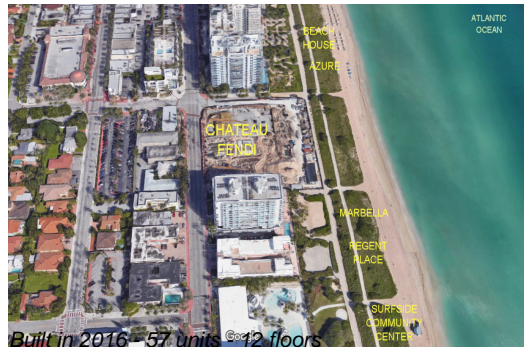
## Market Information



Fendi Chateau Residences:	\$3370/sq. ft.	Surfside:	\$1138/sq. ft.
Surfside:	\$1138/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Fendi Chateau Residences	5%
Surfside	5%
Miami-Dade	3%



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

Fendi Chateau Residences	64 days
Surfside	91 days
Miami-Dade	81 days