

Unit 204-35 - Bleu Fontaine (11to37)

204-35 - 9403-9447 Fontainebleau Blvd, Fontainebleau, FL, Miami-Dade 33172

Unit Information

MLS Number:	A11474667
Status:	Active
Size:	1,000 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$340,000
List PPSF:	\$340
Valuated Price:	\$317,000
Valuated PPSF:	\$317

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:	616
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	0%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

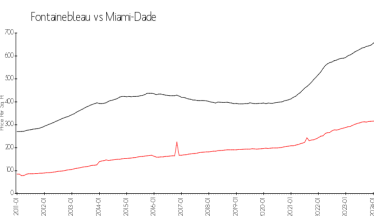
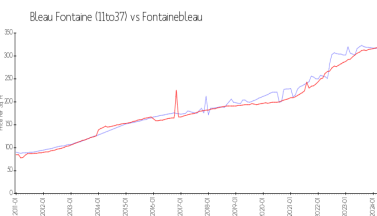
Building Association Information

Bleu Fontaine Community
 Address: 9401 Fontainebleau Blvd,
 Miami, FL 33172
 Phone: +1 305-221-4592

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
213	1,000 sq ft	Apr 2024	\$307,000	\$307
111	1,000 sq ft	Mar 2024	\$314,000	\$314
210	1,000 sq ft	Feb 2024	\$300,000	\$300
101	1,000 sq ft	Feb 2024	\$300,000	\$300
106	1,000 sq ft	Dec 2023	\$343,000	\$343

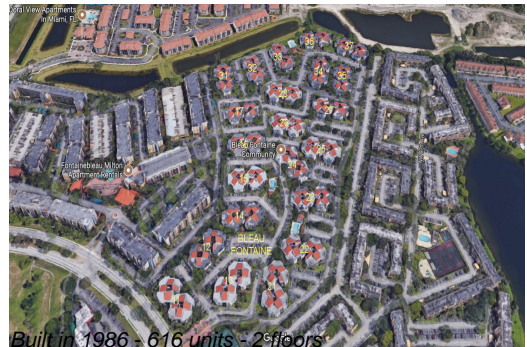
Market Information



Bleu Fontaine (11to37):	\$316/sq. ft.	Fontainebleau:	\$319/sq. ft.
Fontainebleau:	\$319/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Bleu Fontaine (11to37)	0%
Fontainebleau	1%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Bleau Fontaine (11to37)	23 days
Fontainebleau	32 days
Miami-Dade	81 days