

# Unit 3802 - Muse

3802 - 17141 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                               |
|-----------------|-------------------------------|
| MLS Number:     | A11477998                     |
| Status:         | Active                        |
| Size:           | 2,044 Sq ft.                  |
| Bedrooms:       | 2                             |
| Full Bathrooms: | 2                             |
| Half Bathrooms: | 1                             |
| Parking Spaces: | Covered Parking,Valet Parking |
| View:           |                               |
| List Price:     | \$3,700,000                   |
| List PPSF:      | \$1,810                       |
| Valuated Price: | \$3,218,000                   |
| Valuated PPSF:  | \$1,574                       |

*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:                         | 63  |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 12  |
| Building inventory for sale:             | 19% |
| Number of sales over the last 12 months: | 5   |
| Number of sales over the last 6 months:  | 0   |
| Number of sales over the last 3 months:  | 0   |

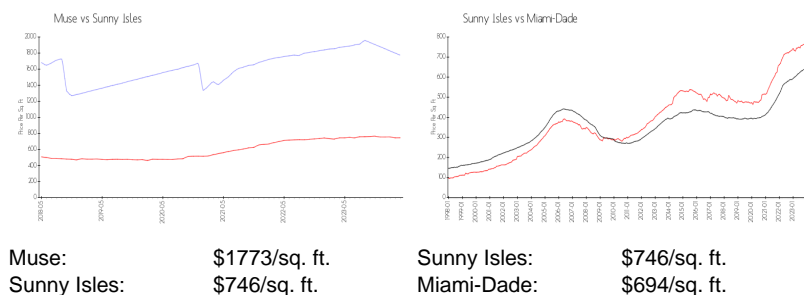
## Building Association Information

Muse Condominium Association Inc.  
Address: 17141 Collins Ave,  
Sunny Isles Beach, FL 33160  
Phone: +1 786-753-6124

## Recent Sales

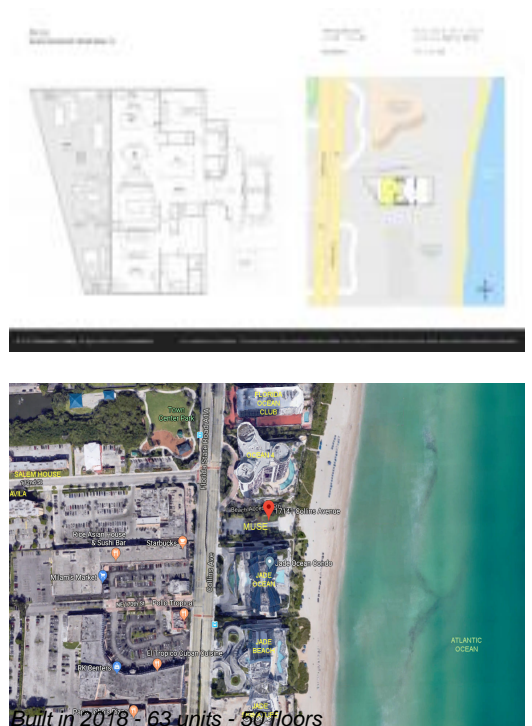
| Unit # | Size        | Closing Date | Sale Price   | PPSF    |
|--------|-------------|--------------|--------------|---------|
| 4301   | 5,431 sq ft | Sep 2023     | \$12,400,000 | \$2,283 |
| 1601   | 3,195 sq ft | Aug 2023     | \$5,450,000  | \$1,706 |
| 3101   | 3,195 sq ft | Jun 2023     | \$5,475,000  | \$1,714 |
| 4702   | 2,042 sq ft | Jun 2023     | \$3,500,000  | \$1,714 |
| 2502   | 2,042 sq ft | May 2023     | \$2,750,000  | \$1,347 |

## Market Information



## Inventory for Sale

|             |     |
|-------------|-----|
| Muse        | 19% |
| Sunny Isles | 5%  |
| Miami-Dade  | 3%  |



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

|             |          |
|-------------|----------|
| Muse        | 173 days |
| Sunny Isles | 114 days |
| Miami-Dade  | 81 days  |