

# Unit 204 - Townhomes at Sunset Harbour

204 - 1413 Sunset Harbour Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11480595  
 Status: Active  
 Size: 2,640 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Deeded Parking  
 View:  
 List Price: \$2,077,000  
 List PPSF: \$787  
 Valuated Price: \$1,973,000  
 Valuated PPSF: \$747

*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

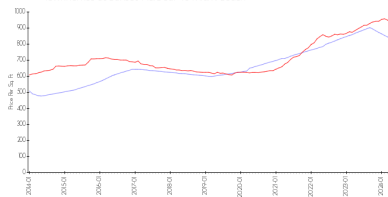
Number of units: 50  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Recent Sales

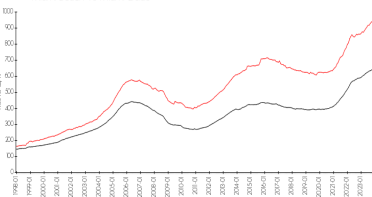
Unit #	Size	Closing Date	Sale Price	PPSF
407	2,790 sq ft	Sep 2023	\$2,300,000	\$824

## Market Information

Townhomes at Sunset Harbour vs Miami Beach



Miami Beach vs Miami-Dade



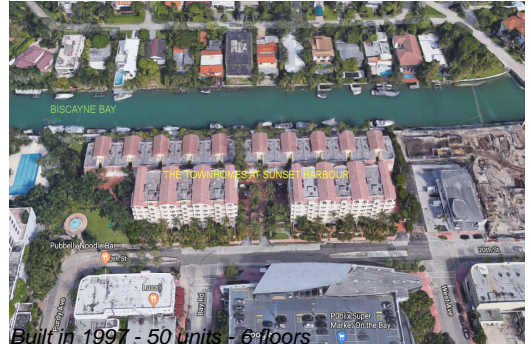
Townhomes at Sunset Harbour:	\$835/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Townhomes at Sunset Harbour 2%  
 Miami Beach 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Townhomes at Sunset Harbour 222 days  
 Miami Beach 98 days  
 Miami-Dade 81 days



Built in 1997 - 50 units - 6 floors