

# Unit J-111 - Beach Club at Fontainebleau Park (A to L)

J-111 - 9373 Fontainebleau Blvd, Fontainebleau, FL, Miami-Dade 33172

## Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | A11491616        |
| Status:         | Active           |
| Size:           | 1,502 Sq ft.     |
| Bedrooms:       | 2                |
| Full Bathrooms: | 2                |
| Half Bathrooms: |                  |
| Parking Spaces: | 2 Or More Spaces |
| View:           |                  |
| List Price:     | \$399,000        |
| List PPSF:      | \$266            |
| Valuated Price: | \$560,000        |
| Valuated PPSF:  | \$373            |

*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:                         | 709 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 10  |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 17  |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 4   |

## Building Association Information

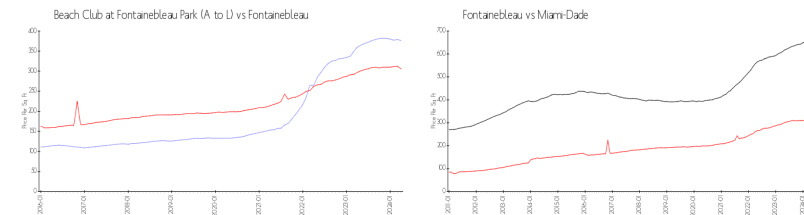
The Beach Club @Fontainebleau Park Condominium Association, Inc.  
9361 Fontainebleau Blvd  
Miami, FL 33172-5603  
(305) 553-9292

<https://thebeachclubatfontainebleaupark.communitysite.com/>

## Recent Sales

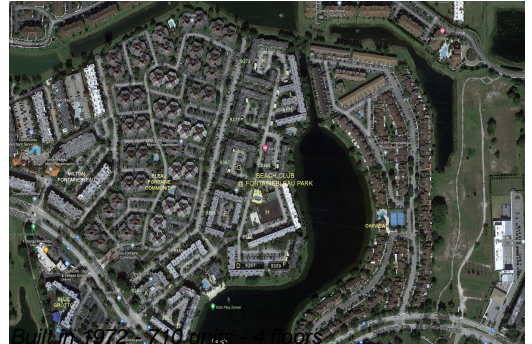
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| E236   | 1,415 sq ft | Apr 2024     | \$339,000  | \$240 |
| L112   | 1,149 sq ft | Apr 2024     | \$280,000  | \$244 |
| A215   | 1,125 sq ft | Apr 2024     | \$280,000  | \$249 |
| L-111  | 1,149 sq ft | Feb 2024     | \$243,000  | \$211 |
| C111   | 1,502 sq ft | Feb 2024     | \$325,000  | \$216 |

## Market Information



Beach Club at Fontainebleau Park (A to L):  
Fontainebleau: \$306/sq. ft.

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Miami-Dade: \$698/sq. ft.



**Inventory for Sale**

|   |    |
|---|----|
| Beach Club at Fontainebleau Park (A to L) | 1% |
| Fontainebleau                             | 1% |
| Miami-Dade                                | 3% |

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

|   |         |
|---|---------|
| Beach Club at Fontainebleau Park (A to L) | 37 days |
| Fontainebleau                             | 33 days |
| Miami-Dade                                | 81 days |