

Unit 206 - Golfview Club at Fontainebleau Park 3

206 - 9586 Fontainebleau Blvd, Fontainebleau, FL, Miami-Dade 33172

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | A11497407 |
| Status: | Active |
| Size: | 1,478 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 2 Or More Spaces |
| View: | |
| List Price: | \$352,000 |
| List PPSF: | \$238 |
| Valuated Price: | \$427,000 |
| Valuated PPSF: | \$289 |

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

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|--|----|
| Number of units: | 77 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 2 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 4 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 1 |

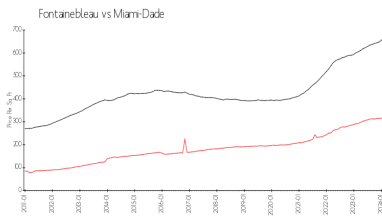
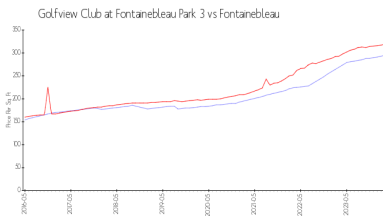
Building Association Information

Golfview Club At Fontainebleau
 9688 Fontainebleau Blvd,
 Miami, FL 33172
 (305) 228-6328

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 201 | 914 sq ft | Apr 2024 | \$234,700 | \$257 |
| 507 | 1,000 sq ft | Jan 2024 | \$220,000 | \$220 |
| 108 | 1,000 sq ft | Nov 2023 | \$270,000 | \$270 |
| 603 | 1,000 sq ft | May 2023 | \$285,000 | \$285 |

Market Information



Golfview Club at Fontainebleau Park 3: \$295/sq. ft.

Fontainebleau: \$319/sq. ft.

Fontainebleau: \$319/sq. ft.

Miami-Dade: \$703/sq. ft.

Inventory for Sale

| | |
|---------------------------------------|----|
| Golfview Club at Fontainebleau Park 3 | 3% |
| Fontainebleau | 1% |



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

| | |
|---------------------------------------|---------|
| Golfview Club at Fontainebleau Park 3 | 40 days |
| Fontainebleau | 32 days |
| Miami-Dade | 81 days |