

Unit L-417 - Beach Club at Fontainebleau Park (A to L)

L-417 - 9373 Fontainebleau Blvd, Fontainebleau, FL, Miami-Dade 33172

Unit Information

MLS Number:	A11513553
Status:	Active
Size:	1,125 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$279,000
List PPSF:	\$248
Valuated Price:	\$435,000
Valuated PPSF:	\$387

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:	5

Building Association Information

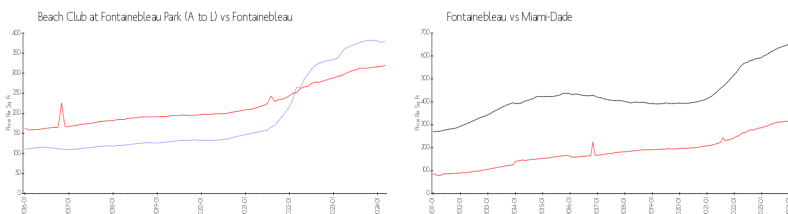
The Beach Club @Fontainebleau Park Condominium Association, Inc.
 9361 Fontainebleau Blvd
 Miami, FL 33172-5603
 (305) 553-9292

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

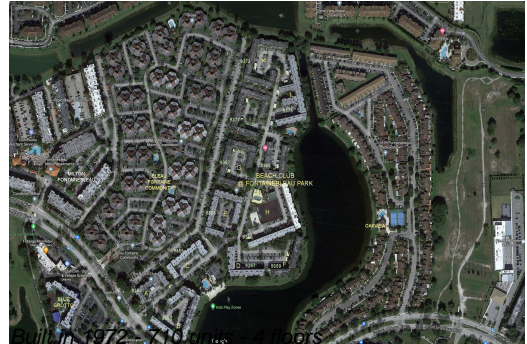
Recent Sales

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):	\$379/sq. ft.	Fontainebleau:	\$319/sq. ft.
Fontainebleau:	\$319/sq. ft.	Miami-Dade:	\$703/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)	35 days
Fontainebleau	32 days
Miami-Dade	81 days