

# Unit L-217 - Beach Club at Fontainebleau Park (A to L)

L-217 - 9373 Fontainebleau Blvd, Fontainebleau, FL, Miami-Dade 33172

## Unit Information

MLS Number:	A11520428
Status:	Active
Size:	1,502 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$375,000
List PPSF:	\$250
Valuated Price:	\$569,000
Valuated PPSF:	\$379

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

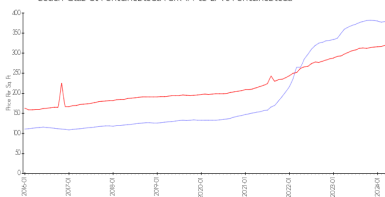
<https://thebeachclubatfontainebleaupark.communitysite.com/>

## Recent Sales

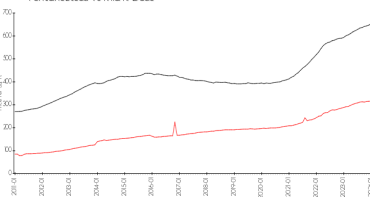
Unit #	Size	Closing Date	Sale Price	PPSF
E236	1,415 sq ft	Apr 2024	\$339,000	\$240
L112	1,149 sq ft	Apr 2024	\$280,000	\$244
A215	1,125 sq ft	Apr 2024	\$280,000	\$249
L-111	1,149 sq ft	Feb 2024	\$243,000	\$211
C111	1,502 sq ft	Feb 2024	\$325,000	\$216

## Market Information

Beach Club at Fontainebleau Park (A to L) vs Fontainebleau

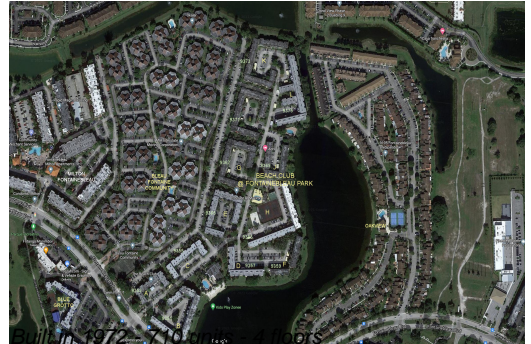


Fontainebleau vs Miami-Dade



Beach Club at Fontainebleau Park (A to L):  
 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