

Unit J-223 - Beach Club at Fontainebleau Park (A to L)

J-223 - 9373 Fontainebleau Blvd, Fontainebleau, FL, Miami-Dade 33172

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11526401 |
| Status: | Active |
| Size: | 1,415 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | |
| List Price: | \$349,500 |
| List PPSF: | \$247 |
| Valuated Price: | \$532,000 |
| Valuated PPSF: | \$376 |

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: | 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

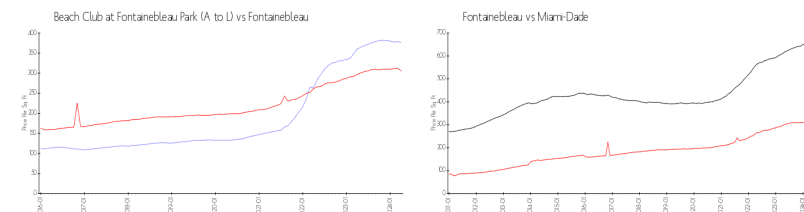
The Beach Club @Fontainebleau Park Condominium Association, Inc.
9361 Fontainebleau Blvd
Miami, FL 33172-5603
(305) 553-9292

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

Recent Sales

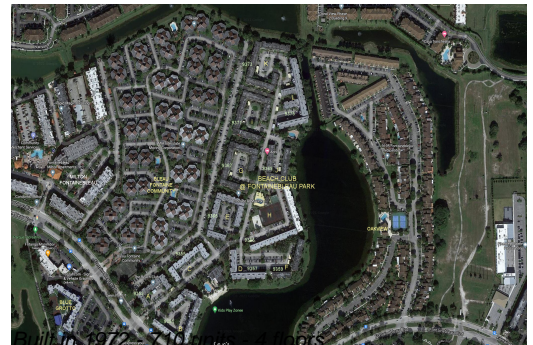
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| E236 | 1,415 sq ft | Apr 2024 | \$339,000 | \$240 |
| L112 | 1,149 sq ft | Apr 2024 | \$280,000 | \$244 |
| A215 | 1,125 sq ft | Apr 2024 | \$280,000 | \$249 |
| L-111 | 1,149 sq ft | Feb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

Fontainebleau: \$306/sq. ft.
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 |