

Unit 5-207 - Coral Pointe Townhomes (1-16)

5-207 - 8540-8695 NW 6 Ln, Fontainebleau, FL, Miami-Dade 33126

Unit Information

MLS Number:	A11550155
Status:	Pending
Size:	676 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$260,000
List PPSF:	\$385
Valuated Price:	\$247,000
Valuated PPSF:	\$365

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

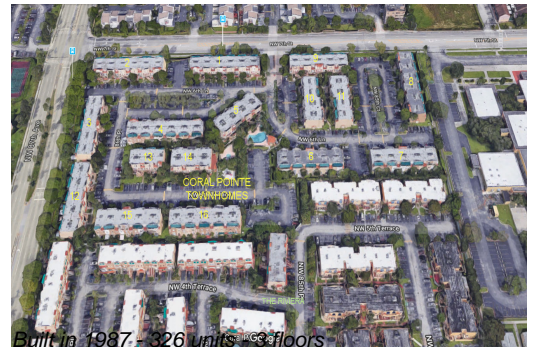
Number of units:	326
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	0%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

Coral Pointe Townhomes
Condominium Association, INC
8670 NW 6 Lane APT 100
Miami, FL 33172

Atlas Property Management Services Inc
1450 NW 87 Avenue, #204
Doral, FL 33172
info@apmsi.com
Phone: (305) 715-2801
Fax: (305) 715-2802

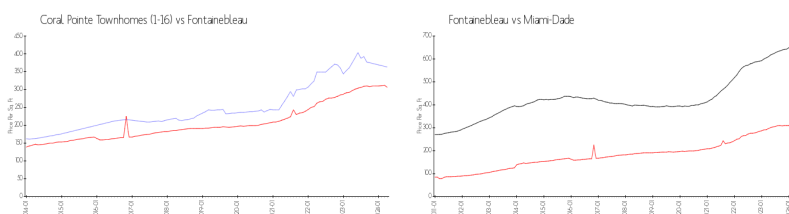
<https://www.coralpointetownhomes.com/>



Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4-102	845 sq ft	Mar 2024	\$340,000	\$402
5-103	608 sq ft	Jan 2024	\$254,900	\$419
12-209	859 sq ft	Sep 2023	\$325,000	\$378
7-206	859 sq ft	Aug 2023	\$338,000	\$393
16-203	859 sq ft	Jul 2023	\$349,400	\$407
4-203	859 sq ft	Jul 2023	\$320,000	\$373

Market Information



Coral Pointe	\$363/sq. ft.	Fontainebleau:	\$306/sq. ft.
Townhomes (1-16):			
Fontainebleau:	\$306/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Coral Pointe Townhomes (1-16)	0%
Fontainebleau	1%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Coral Pointe Townhomes (1-16)	11 days
Fontainebleau	33 days
Miami-Dade	81 days