

# Unit I-104 - Beach Club at Fontainebleau Park (A to L)

I-104 - 9373 Fontainebleau Blvd, Fontainebleau, FL, Miami-Dade 33172

## Unit Information

MLS Number: A11557658  
 Status: Active Under Contract  
 Size: 1,149 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Additional Spaces Available, Guest Parking  
 View:  
 List Price: \$305,000  
 List PPSF: \$265  
 Valuated Price: \$431,000  
 Valuated PPSF: \$375

*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

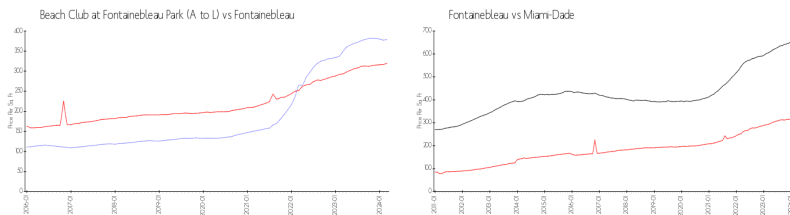
The Beach Club @Fontainebleau Park Condominium Association, Inc.  
 9361 Fontainebleau Blvd  
 Miami, FL 33172-5603  
 (305) 553-9292

<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 |