

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:	\$428,000
Valuated PPSF:	\$372

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:	4

Building Association Information

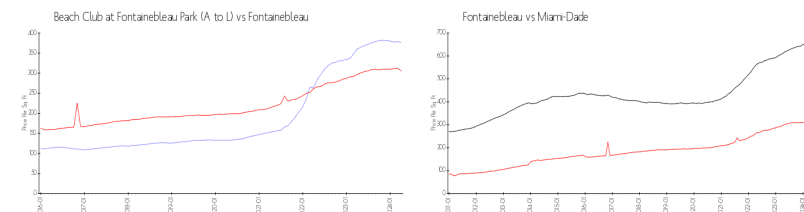
The Beach Club @Fontainebleau Park Condominium Association, Inc.
9361 Fontainebleau Blvd
Miami, FL 33172-5603
(305) 553-9292

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

Recent Sales

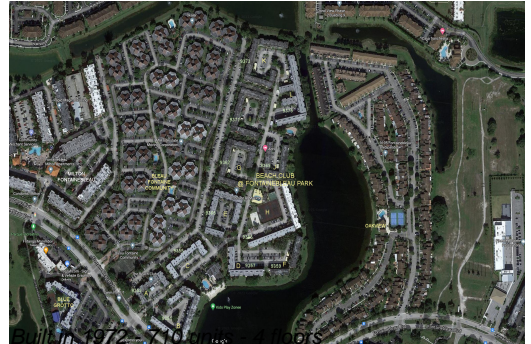
Unit #	Size	Closing Date	Sale Price	PPSF
E236	1,415 sq ft	Apr 2024	\$339,000	\$240
L112	1,149 sq ft	Apr 2024	\$280,000	\$244
A215	1,125 sq ft	Apr 2024	\$280,000	\$249
L-111	1,149 sq ft	Feb 2024	\$243,000	\$211
C111	1,502 sq ft	Feb 2024	\$325,000	\$216

Market Information



Beach Club at Fontainebleau Park (A to L):
Fontainebleau: \$376/sq. ft.
\$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