

# Unit 804 - Chateau Beach

804 - 17475 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11559309
Status:	Active
Size:	1,465 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$1,999,000
List PPSF:	\$1,365
Valuated Price:	\$1,501,000
Valuated PPSF:	\$1,025

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.

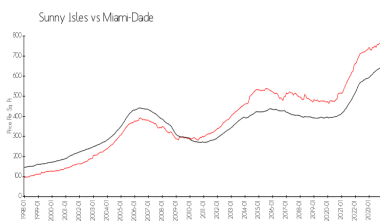
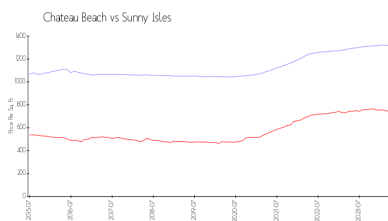
## Building Information

Number of units:	81
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	4%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1401	2,703 sq ft	Apr 2024	\$3,175,000	\$1,175
2702	3,049 sq ft	Feb 2024	\$3,450,000	\$1,132
503	1,599 sq ft	Jan 2024	\$1,750,000	\$1,094
1702	3,340 sq ft	Nov 2023	\$5,000,000	\$1,497
1402	3,340 sq ft	Jun 2023	\$5,300,000	\$1,587

## Market Information



Chateau Beach: \$1315/sq. ft.  
Sunny Isles: \$743/sq. ft.

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Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Chateau Beach	5%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Chateau Beach	124 days
Sunny Isles	113 days
Miami-Dade	81 days

