

Unit G-122 - Beach Club at Fontainebleau Park (A to L)

G-122 - 9373 Fontainebleau Blvd, Fontainebleau, FL, Miami-Dade 33172

Unit Information

| | |
|-----------------|-----------------------------------|
| MLS Number: | A11587214 |
| Status: | Active |
| Size: | 1,149 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking |
| View: | |
| List Price: | \$268,100 |
| List PPSF: | \$233 |
| Valuated Price: | \$415,000 |
| Valuated PPSF: | \$361 |

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: | 16 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 14 |
| Number of sales over the last 6 months: | 7 |
| Number of sales over the last 3 months: | 2 |

Building Association Information

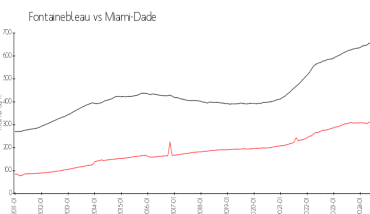
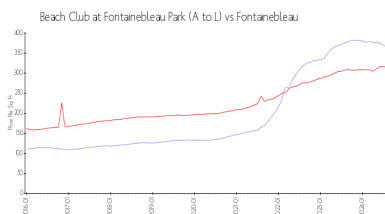
The Beach Club @Fontainebleau Park Condominium Association, Inc.
9361 Fontainebleau Blvd
Miami, FL 33172-5603
(305) 553-9292

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| J111 | 1,502 sq ft | Aug 2024 | \$375,000 | \$250 |
| D309 | 1,502 sq ft | Jul 2024 | \$255,000 | \$170 |
| I220 | 1,125 sq ft | Jun 2024 | \$260,000 | \$231 |
| J224 | 1,125 sq ft | Jun 2024 | \$270,000 | \$240 |
| 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 |

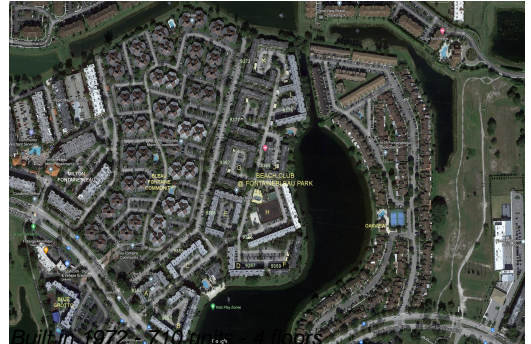
Market Information



Beach Club at Fontainebleau Park (A to L):
\$365/sq. ft.

Fontainebleau:
\$313/sq. ft.

Inventory for Sale



| | |
|---|----|
| Beach Club at Fontainebleau Park (A to L) | 2% |
| Fontainebleau | 1% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|---|---------|
| Beach Club at Fontainebleau Park (A to L) | 44 days |
| Fontainebleau | 38 days |
| Miami-Dade | 85 days |