

Unit 301 - Chateau Beach

301 - 17475 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11603016
Status:	Active
Size:	2,714 Sq ft.
Bedrooms:	2
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Covered Parking
View:	
List Price:	\$4,000,000
List PPSF:	\$1,474
Valuated Price:	\$3,216,000
Valuated PPSF:	\$1,185

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.

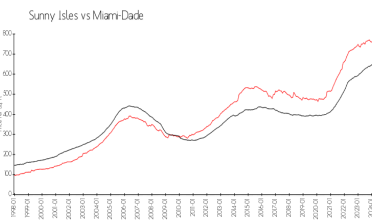
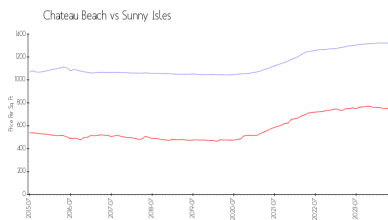
Building Information

Number of units:	81
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	6%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

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

Market Information



Chateau Beach:	\$1321/sq. ft.	Sunny Isles:	\$748/sq. ft.
Sunny Isles:	\$748/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

Chateau Beach	6%
Sunny Isles	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Chateau Beach	150 days
Sunny Isles	116 days
Miami-Dade	82 days

