

# Unit 2704 - Turnberry Ocean Club

2704 - 18501 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11603102  
 Status: Active  
 Size: 3,625 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 4  
 Half Bathrooms: 1  
 Parking Spaces: Electric Vehicle Charging Station, Valet Parking

View:  
 List Price: \$7,990,000  
 List PPSF: \$2,204  
 Valuated Price: \$6,860,000  
 Valuated PPSF: \$2,109

*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: 154  
 Number of active listings for rent: 0  
 Number of active listings for sale: 24  
 Building inventory for sale: 15%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

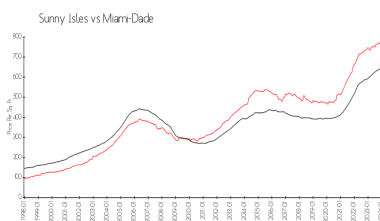
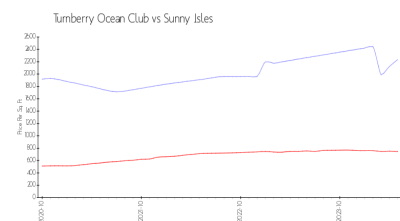
Turnberry Ocean Club Residences  
 Address: 18501 Collins Ave,  
 Sunny Isles Beach, FL 33160  
 Phone: +1 305-933-3000

<https://turnberryoceanclub.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4501	3,252 sq ft	Apr 2024	\$7,800,000	\$2,399
3403	3,110 sq ft	Mar 2024	\$5,675,000	\$1,825
2604 + Cabana	3,625 sq ft	Feb 2024	\$7,425,000	\$2,048

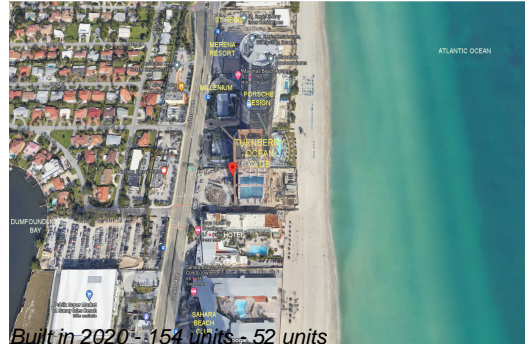
## Market Information



Turnberry Ocean Club:	\$2235/sq. ft.	Sunny Isles:	\$748/sq. ft.
Sunny Isles:	\$748/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Turnberry Ocean Club: 16%  
 Sunny Isles: 5%



Miami-Dade

3%

**Avg. Time to Close Over Last 12 Months**

Turnberry Ocean Club

160 days

Sunny Isles

116 days

Miami-Dade

82 days