

Unit A-204 - Beach Club at Fontainebleau Park (A to L)

A-204 - 9373 Fontainebleau Blvd, Fontainebleau, FL, Miami-Dade 33172

Unit Information

MLS Number: A11613213
 Status: Active
 Size: 1,415 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Deeded Parking
 View:
 List Price: \$315,000
 List PPSF: \$223
 Valuated Price: \$517,000
 Valuated PPSF: \$365

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

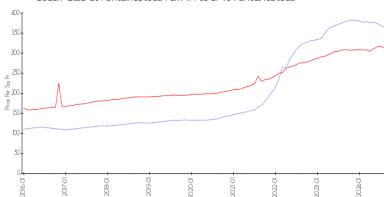
<https://thebeachclubatfontainebleaupark.communitysite.com/>

Recent Sales

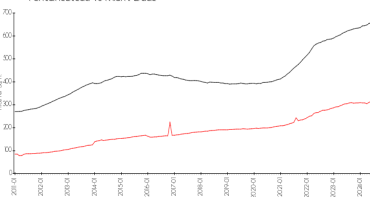
Unit #	Size	Closing Date	Sale Price	PPSF
J111	1,502 sq ft	Aug 2024	\$375,000	\$250
D309	1,502 sq ft	Jul 2024	\$255,000	\$170
I220	1,125 sq ft	Jun 2024	\$260,000	\$231
J224	1,125 sq ft	Jun 2024	\$270,000	\$240
E236	1,415 sq ft	Apr 2024	\$339,000	\$240
L112	1,149 sq ft	Apr 2024	\$280,000	\$244
A215	1,125 sq ft	Apr 2024	\$280,000	\$249

Market Information

Beach Club at Fontainebleau Park (A to L) vs Fontainebleau



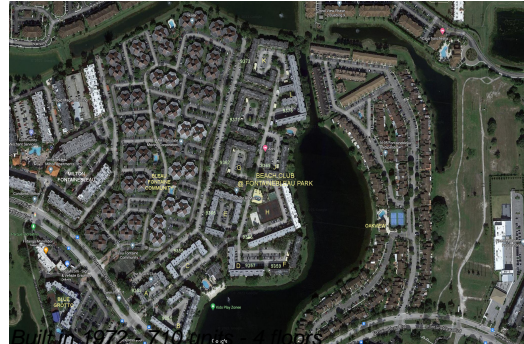
Fontainebleau vs Miami-Dade



Beach Club at Fontainebleau Park (A to L):
 Fontainebleau: \$313/sq. ft.

Fontainebleau: \$313/sq. ft.
 Miami-Dade: \$696/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	84 days