

# Unit 3771 SE 1st St - Chateau at the Vineyards

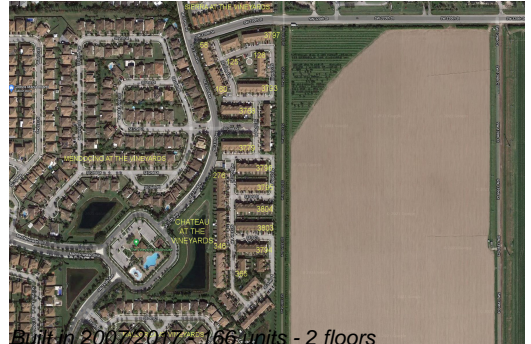
3771 SE 1st St - 58-450 SE 37 Ter, Homestead, FL, Miami-Dade 33033

## Unit Information

MLS Number: A11621122  
 Status: Pending  
 Size: 1,407 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available, Assigned Parking, Guest Parking, Open Space Parking, Other Parking

View:  
 List Price: \$399,999  
 List PPSF: \$284  
 Valuated Price: \$347,000  
 Valuated PPSF: \$247

*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: 166  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

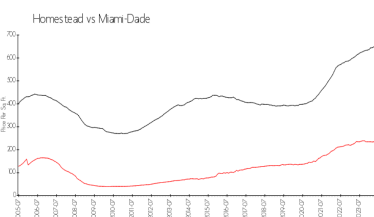
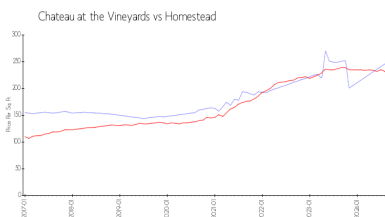
## Building Association Information

Chateau At The Vineyards  
 Homeowners Association, Inc.  
 Address: 12895 SW 132nd St,  
 Miami, FL 33186

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,650 sq ft	Aug 2024	\$405,000	\$245
	1,650 sq ft	Jun 2024	\$400,000	\$242
	1,650 sq ft	May 2024	\$400,000	\$242
	1,688 sq ft	Nov 2023	\$410,000	\$243
3761	1,566 sq ft	Oct 2023	\$405,000	\$259

## Market Information



Chateau at the Vineyards:	\$246/sq. ft.	Homestead:	\$232/sq. ft.
Homestead:	\$232/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Chateau at the Vineyards	2%
Homestead	3%

Miami-Dade	4%
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**Avg. Time to Close Over Last 12 Months**

Chateau at the Vineyards	35 days
Homestead	47 days
Miami-Dade	85 days