

Unit B-424 - Beach Club at Fontainebleau Park (A to L)

B-424 - 9373 Fontainebleau Blvd, Fontainebleau, FL, Miami-Dade 33172

Unit Information

MLS Number: A11641154
 Status: Active
 Size: 1,125 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking

View:
 List Price: \$272,000
 List PPSF: \$242
 Valuated Price: \$414,000
 Valuated PPSF: \$368

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: 12
 Number of sales over the last 6 months: 6
 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

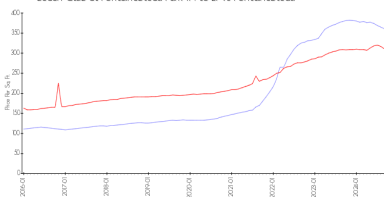
<https://thebeachclubatfontainebleaupark.communitysite.com/>

Recent Sales

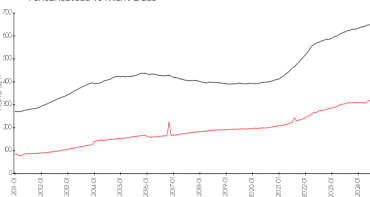
Unit #	Size	Closing Date	Sale Price	PPSF
I237	1,125 sq ft	Nov 2024	\$250,000	\$222
L201	1,502 sq ft	Sep 2024	\$250,000	\$166
J111	1,502 sq ft	Aug 2024	\$375,000	\$250
D309	1,502 sq ft	Jul 2024	\$255,000	\$170
I220	1,125 sq ft	Jun 2024	\$260,000	\$231
J224	1,125 sq ft	Jun 2024	\$270,000	\$240

Market Information

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



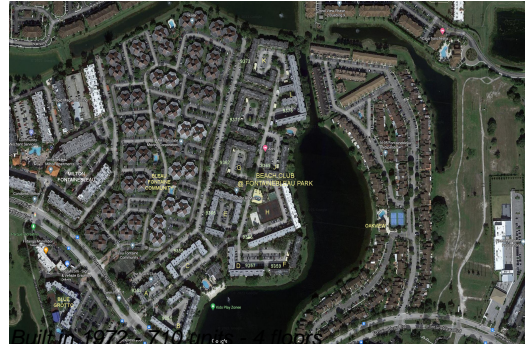
Fontainebleau vs Miami-Dade



Beach Club at Fontainebleau Park (A to L): \$361/sq. ft.
 Fontainebleau: \$311/sq. ft.

Fontainebleau: \$311/sq. ft.
 Miami-Dade: \$694/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)	37 days
Fontainebleau	41 days
Miami-Dade	86 days