

# Unit 4-1701 - Parque Towers (300&330)

4-1701 - 300 Sunny Isles Blvd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11642765  
 Status: Active  
 Size: 1,892 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Covered Parking,Guest Parking,Valet Parking  
 View:  
 List Price: \$1,700,000  
 List PPSF: \$899  
 Valuated Price: \$1,429,000  
 Valuated PPSF: \$755

*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: 320  
 Number of active listings for rent: 0  
 Number of active listings for sale: 30  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 22  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 6

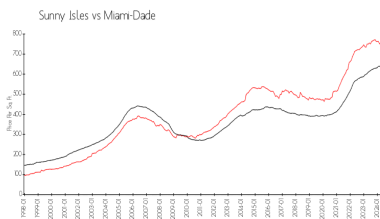
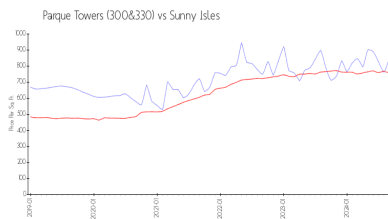
## Building Association Information

Parque Towers  
 Address: 300-330 Sunny Isles Blvd,  
 Sunny Isles Beach, FL 33160  
 Phone: +1 305-692-8500

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4-1908	1,892 sq ft	Oct 2024	\$1,640,000	\$867
5-1107	1,892 sq ft	Oct 2024	\$1,509,000	\$798
5-2304	3,084 sq ft	Sep 2024	\$3,200,000	\$1,038
5-1705	1,541 sq ft	Sep 2024	\$1,150,000	\$746
5-503	1,524 sq ft	Sep 2024	\$1,150,000	\$755

## Market Information

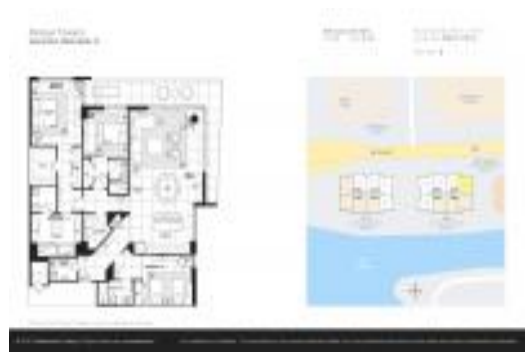


Parque Towers (300&330):	\$847/sq. ft.	Sunny Isles:	\$757/sq. ft.
Sunny Isles:	\$757/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Parque Towers (300&330) 9%  
 Sunny Isles 7%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months



Parque Towers (300&330)

174 days

Sunny Isles

112 days

Miami-Dade

86 days