

# Unit 11-108 - Coral Pointe Townhomes (1-16)

11-108 - 8540-8695 NW 6 Ln, Fontainebleau, FL, Miami-Dade 33126

## Unit Information

MLS Number: A11673673  
 Status: Active  
 Size: 608 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$275,000  
 List PPSF: \$452  
 Valuated Price: \$225,000  
 Valuated PPSF: \$370

*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: 326  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

Coral Pointe Townhomes  
 Condominium Association, INC  
 8670 NW 6 Lane APT 100  
 Miami, FL 33172

Atlas Property Management Services Inc  
 1450 NW 87 Avenue, #204  
 Doral, FL 33172  
 info@apmsi.com  
 Phone: (305) 715-2801  
 Fax: (305) 715-2802

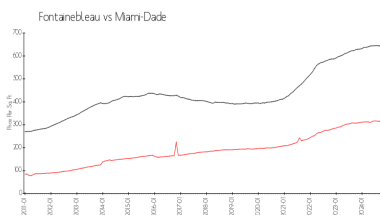
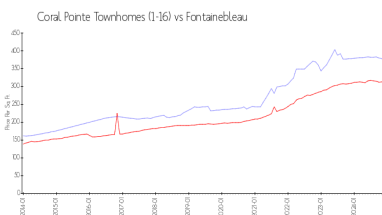
<https://www.coralpointetownhomes.com/>



## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6-103	845 sq ft	Dec 2024	\$315,000	\$373
1-204	859 sq ft	Sep 2024	\$315,000	\$367
4-210	859 sq ft	Aug 2024	\$330,000	\$384
5-207	676 sq ft	Jun 2024	\$260,000	\$385
4-104	845 sq ft	May 2024	\$320,000	\$379

## Market Information



Coral Pointe Townhomes (1-16):	\$373/sq. ft.	Fontainebleau:	\$355/sq. ft.
Fontainebleau:	\$355/sq. ft.	Miami-Dade:	\$688/sq. ft.

### **Inventory for Sale**

Coral Pointe Townhomes (1-16)	2%
Fontainebleau	1%
Miami-Dade	5%

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

Coral Pointe Townhomes (1-16)	38 days
Fontainebleau	44 days
Miami-Dade	90 days