

# Unit 2701 - Chateau Beach

2701 - 17475 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11684242  
 Status: Active  
 Size: 4,105 Sq ft.  
 Bedrooms: 5  
 Full Bathrooms: 6  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$7,500,000  
 List PPSF: \$1,827  
 Valuated Price: \$6,126,000  
 Valuated PPSF: \$1,492

*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.*

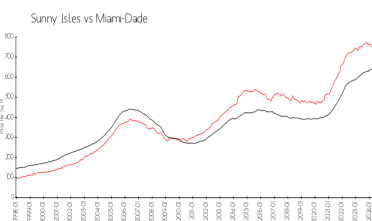
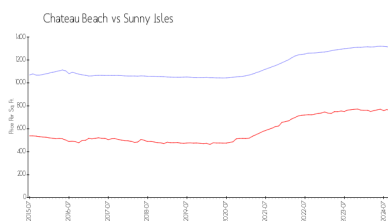
## Building Information

Number of units: 81  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1401	2,703 sq ft	Apr 2024	\$3,175,000	\$1,175
2702	3,049 sq ft	Feb 2024	\$3,450,000	\$1,132
503	1,599 sq ft	Jan 2024	\$1,750,000	\$1,094
1702	3,340 sq ft	Nov 2023	\$5,000,000	\$1,497

## Market Information



Chateau Beach: \$1310/sq. ft.  
 Sunny Isles: \$757/sq. ft.  
 Sunny Isles: \$757/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Chateau Beach: 9%  
 Sunny Isles: 7%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Chateau Beach: 150 days  
 Sunny Isles: 112 days  
 Miami-Dade: 86 days

