

Unit 602 - Chateau Beach

602 - 17475 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11696182
 Status: Active
 Size: 3,340 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 5
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Guest Parking,Valet Parking

View:
 List Price: \$5,250,000
 List PPSF: \$1,572
 Valuated Price: \$3,517,000
 Valuated PPSF: \$1,053

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.

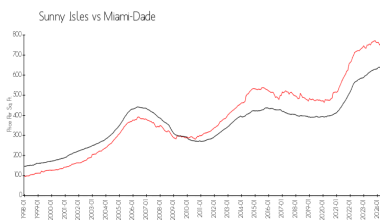
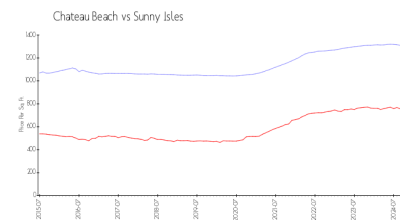
Building Information

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

