

Unit 1703 - Chateau Beach

1703 - 17475 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11782362
Status:	Active
Size:	2,070 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	Valet Parking
View:	
List Price:	\$2,950,000
List PPSF:	\$1,425
Valuated Price:	\$2,385,000
Valuated PPSF:	\$1,152

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.

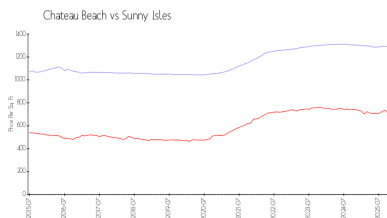
Building Information

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:	2
Number of sales over the last 3 months:	1

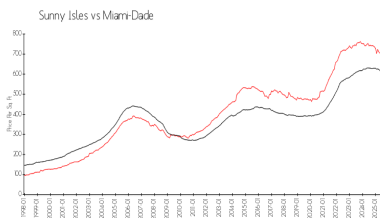
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
601	2,703 sq ft	Nov 2025	\$3,550,000	\$1,313
Sky Villa	8,117 sq ft	Aug 2025	\$14,850,000	\$1,829
2701	4,105 sq ft	Jun 2025	\$6,800,000	\$1,657
804	1,465 sq ft	Jan 2025	\$1,700,000	\$1,160

Market Information



Chateau Beach: \$1285/sq. ft.
Sunny Isles: \$702/sq. ft.



Sunny Isles: \$702/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

Chateau Beach	9%
Sunny Isles	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Chateau Beach	124 days
Sunny Isles	113 days
Miami-Dade	77 days

