

# Unit 1104 - Turnberry Ocean Club

1104 - 18501 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                                              |
|-----------------|----------------------------------------------|
| MLS Number:     | A11858308                                    |
| Status:         | Active                                       |
| Size:           | 3,252 Sq ft.                                 |
| Bedrooms:       | 4                                            |
| Full Bathrooms: | 5                                            |
| Half Bathrooms: | 1                                            |
| Parking Spaces: | 2 Or More Spaces,Other Parking,Valet Parking |
| View:           |                                              |
| List Price:     | \$7,500,000                                  |
| List PPSF:      | \$2,306                                      |
| Valuated Price: | \$5,411,000                                  |
| Valuated PPSF:  | \$1,664                                      |

*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:                         | 154 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 20  |
| Building inventory for sale:             | 12% |
| Number of sales over the last 12 months: | 10  |
| Number of sales over the last 6 months:  | 8   |
| Number of sales over the last 3 months:  | 6   |

## Building Association Information

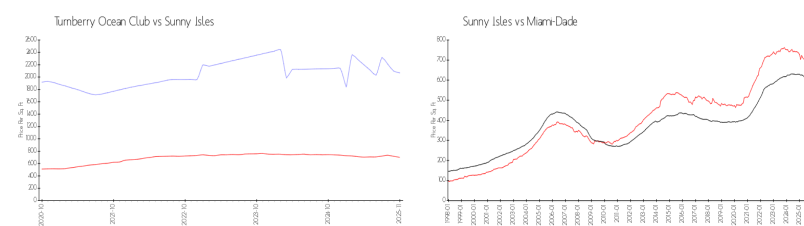
Turnberry Ocean Club Residences  
Address: 18501 Collins Ave,  
Sunny Isles Beach, FL 33160  
Phone: +1 305-933-3000

<https://turnberryoceanclub.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 2803   | 2,797 sq ft | Dec 2025     | \$5,650,000 | \$2,020 |
| 2603   | 3,110 sq ft | Dec 2025     | \$5,300,000 | \$1,704 |
| 1003   | 3,110 sq ft | Dec 2025     | \$5,000,000 | \$1,608 |
| 4103   | 2,614 sq ft | Oct 2025     | \$5,000,000 | \$1,913 |
| 2503   | 2,900 sq ft | Oct 2025     | \$5,250,000 | \$1,810 |
| 601    | 3,252 sq ft | Oct 2025     | \$5,800,000 | \$1,784 |

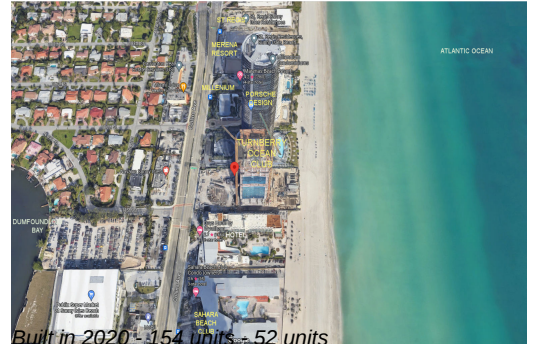
## Market Information



|                       |                |              |               |
|-----------------------|----------------|--------------|---------------|
| Turnberry Ocean Club: | \$2067/sq. ft. | Sunny Isles: | \$702/sq. ft. |
| Sunny Isles:          | \$702/sq. ft.  | Miami-Dade:  | \$668/sq. ft. |

## Inventory for Sale

|                      |     |
|----------------------|-----|
| Turnberry Ocean Club | 13% |
| Sunny Isles          | 6%  |



|            |    |
|------------|----|
| Miami-Dade | 4% |
|------------|----|

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

|                      |          |
|----------------------|----------|
| Turnberry Ocean Club | 194 days |
| Sunny Isles          | 113 days |
| Miami-Dade           | 77 days  |