

# Unit 4-2407 - Parque Towers (300&330)

4-2407 - 300 Sunny Isles Blvd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                                        |
|-----------------|----------------------------------------|
| MLS Number:     | A11893658                              |
| Status:         | Active                                 |
| Size:           | 1,892 Sq ft.                           |
| Bedrooms:       | 3                                      |
| Full Bathrooms: | 3                                      |
| Half Bathrooms: | 1                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View:           |                                        |
| List Price:     | \$1,625,000                            |
| List PPSF:      | \$859                                  |
| Valuated Price: | \$1,331,000                            |
| Valuated PPSF:  | \$703                                  |

*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:                         | 320 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 49  |
| Building inventory for sale:             | 15% |
| Number of sales over the last 12 months: | 18  |
| Number of sales over the last 6 months:  | 8   |
| Number of sales over the last 3 months:  | 4   |

## Building Association Information

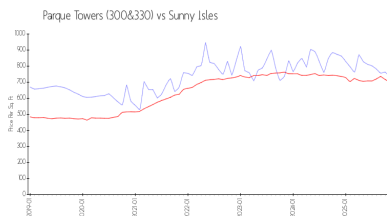
Parque Towers  
Address: 300-330 Sunny Isles Blvd,  
Sunny Isles Beach, FL 33160  
Phone: +1 305-692-8500

<https://>

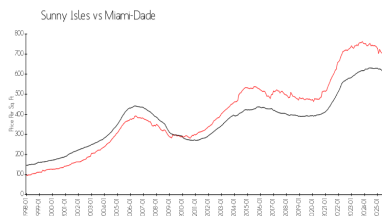
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 4-1603 | 1,524 sq ft | Nov 2025     | \$960,000   | \$630 |
| 5-PH01 | 3,895 sq ft | Nov 2025     | \$3,200,000 | \$822 |
| 5-1606 | 1,524 sq ft | Oct 2025     | \$1,230,000 | \$807 |
| 5-1103 | 1,524 sq ft | Sep 2025     | \$940,000   | \$617 |
| 5-1808 | 1,892 sq ft | Sep 2025     | \$1,725,000 | \$912 |

## Market Information



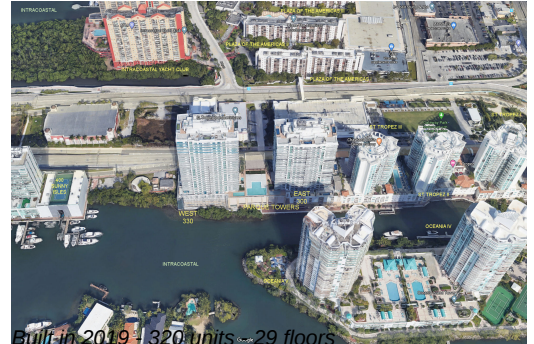
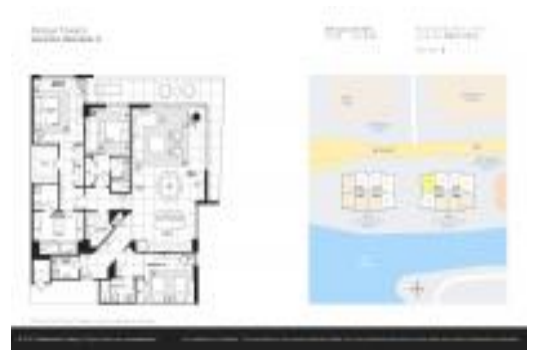
Parque Towers (300&330): \$736/sq. ft.  
Sunny Isles: \$702/sq. ft.



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

## Inventory for Sale

|                         |     |
|-------------------------|-----|
| Parque Towers (300&330) | 15% |
| Sunny Isles             | 6%  |
| Miami-Dade              | 4%  |



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

|                         |          |
|-------------------------|----------|
| Parque Towers (300&330) | 124 days |
| Sunny Isles             | 113 days |
| Miami-Dade              | 77 days  |