

# Unit 2302 - Chateau Beach

2302 - 17475 Collins Ave, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |               |
|-----------------|---------------|
| MLS Number:     | A11896659     |
| Status:         | Active        |
| Size:           | 3,340 Sq ft.  |
| Bedrooms:       | 3             |
| Full Bathrooms: | 4             |
| Half Bathrooms: | 1             |
| Parking Spaces: | Valet Parking |
| View:           |               |
| List Price:     | \$5,100,000   |
| List PPSF:      | \$1,527       |
| Valuated Price: | \$4,085,000   |
| Valuated PPSF:  | \$1,223       |

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.

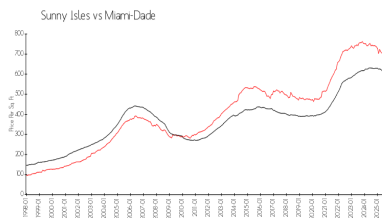
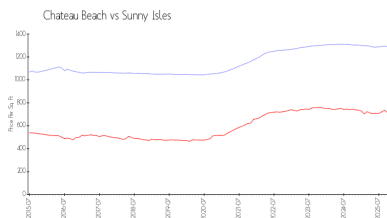
## Building Information

|                                          |    |
|------------------------------------------|----|
| 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  |

