

# Unit 713 - Biscayne Beach Club

713 - 15551 SW 104 Ter, Kendall, FL, Miami-Dade 33196

## Unit Information

MLS Number: F10440841  
 Status: Active  
 Size: 1,053 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces  
 View: Other View  
 List Price: \$315,000  
 List PPSF: \$299  
 Valuated Price: \$315,000  
 Valuated PPSF: \$299

*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: 232  
 Number of active listings for rent: 12  
 Number of active listings for sale: 6  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

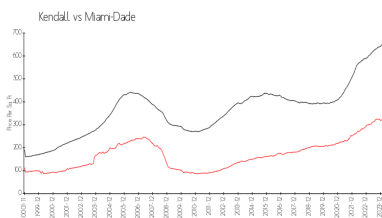
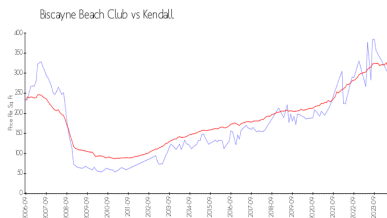
## Building Association Information

Biscayne Beach Club Condo Association  
 15600 SW 104th Ter, Miami, FL 33196  
 (305) 960-7802

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
10211	1,053 sq ft	Jun 2024	\$240,000	\$228
714	1,053 sq ft	May 2024	\$305,000	\$290
6211	588 sq ft	Mar 2024	\$225,000	\$383
1022	1,053 sq ft	Feb 2024	\$280,000	\$266
321	747 sq ft	Oct 2023	\$255,000	\$341
8211	588 sq ft	Oct 2023	\$220,000	\$374

## Market Information



Biscayne Beach Club: \$301/sq. ft.  
 Kendall: \$313/sq. ft.  
 Kendall: \$313/sq. ft.  
 Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Biscayne Beach Club: 3%  
 Kendall: 1%  
 Miami-Dade: 3%



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

Biscayne Beach Club	79 days
Kendall	38 days
Miami-Dade	82 days