

# Unit H-209 - Beach Club at Fontainebleau Park (A to L)

H-209 - 9373 Fontainebleau Blvd, Fontainebleau, FL, Miami-Dade 33172

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11564942                                      |
| Status:         | Active   |
| Size:           | 1,415 Sq ft.                                   |
| Bedrooms:       | 2  |
| Full Bathrooms: | 2  |
| Half Bathrooms: | 1  |
| Parking Spaces: | Assigned Parking, Guest Parking, Other Parking |
| View:           |  |
| List Price:     | \$305,000                                      |
| List PPSF:      | \$216  |
| Valuated Price: | \$533,000                                      |
| Valuated PPSF:  | \$377  |

*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:                         | 709 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 13  |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 16  |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

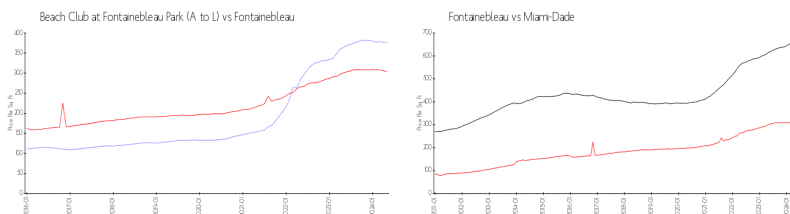
The Beach Club @Fontainebleau Park Condominium Association, Inc.  
9361 Fontainebleau Blvd  
Miami, FL 33172-5603  
(305) 553-9292

<https://thebeachclubatfontainebleaupark.communitysite.com/>

## Recent Sales

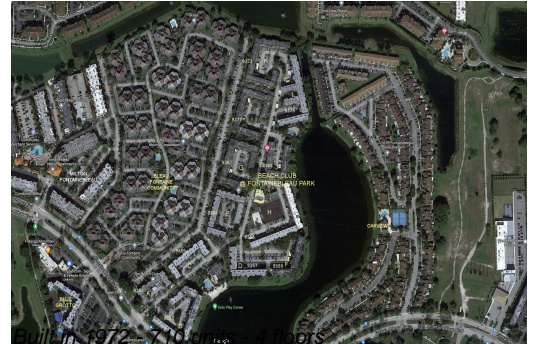
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| E236   | 1,415 sq ft | Apr 2024     | \$339,000  | \$240 |
| L112   | 1,149 sq ft | Apr 2024     | \$280,000  | \$244 |
| A215   | 1,125 sq ft | Apr 2024     | \$280,000  | \$249 |
| L-111  | 1,149 sq ft | Feb 2024     | \$243,000  | \$211 |
| C111   | 1,502 sq ft | Feb 2024     | \$325,000  | \$216 |

## Market Information



Beach Club at  
Fontainebleau Park  
(A to L):  
Fontainebleau: \$303/sq. ft.

Fontainebleau: \$303/sq. ft.  
Miami-Dade: \$703/sq. ft.



**Inventory for Sale**

|   |    |
|---|----|
| Beach Club at Fontainebleau Park (A to L) | 2% |
| Fontainebleau                             | 1% |
| Miami-Dade                                | 3% |

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

|   |         |
|---|---------|
| Beach Club at Fontainebleau Park (A to L) | 41 days |
| Fontainebleau                             | 34 days |
| Miami-Dade                                | 81 days |