

# Unit 4-1407 - Parque Towers (300&330)

4-1407 - 300 Sunny Isles Blvd, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11574736  
 Status: Active  
 Size: 1,892 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking  
 View:  
 List Price: \$1,640,000  
 List PPSF: \$867  
 Valuated Price: \$1,302,000  
 Valuated PPSF: \$688

*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: 25  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 25  
 Number of sales over the last 6 months: 13  
 Number of sales over the last 3 months: 9

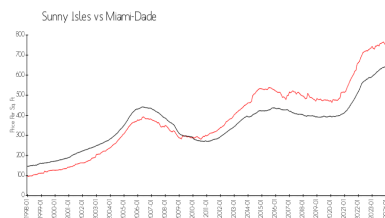
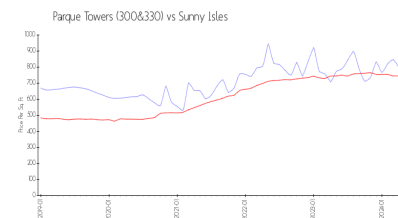
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5-2008	1,892 sq ft	May 2024	\$1,789,000	\$946
5-902	1,892 sq ft	May 2024	\$1,900,000	\$1,004
5-1401	1,892 sq ft	Apr 2024	\$1,450,000	\$766
5-1906	1,524 sq ft	Apr 2024	\$1,400,000	\$919
5-2307	1,892 sq ft	Apr 2024	\$1,456,500	\$770

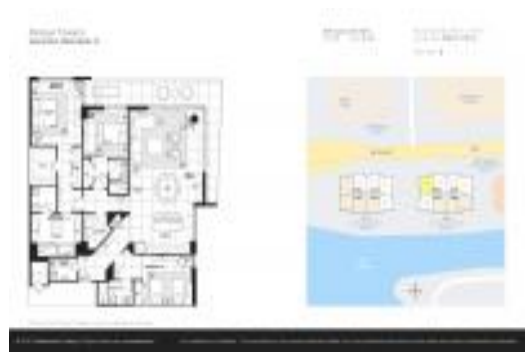
## Market Information



Parque Towers (300&330):	\$795/sq. ft.	Sunny Isles:	\$746/sq. ft.
Sunny Isles:	\$746/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Parque Towers (300&330) 8%  
 Sunny Isles 5%  
 Miami-Dade 3%



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

Parque Towers (300&330)	175 days
Sunny Isles	113 days
Miami-Dade	81 days