

# Unit 256 - Botanica

256 - 181 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11566056  
 Status: Active  
 Size: 1,955 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$7,250  
 List PPSF: \$4  
 Valuated Price: \$1,215,000  
 Valuated PPSF: \$621

*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.*

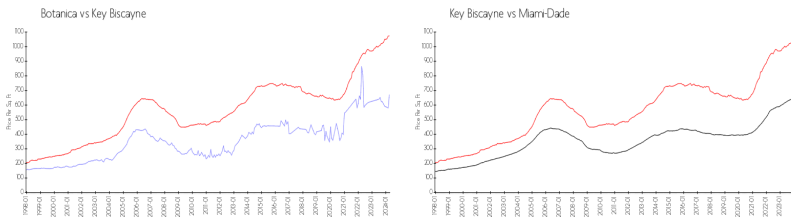
## Building Information

Number of units: 288  
 Number of active listings for rent: 26  
 Number of active listings for sale: 5  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

Key Colony Number Four Condominium Association Inc Botanica  
 (305) 361-3662

## Market Information



Botanica: \$670/sq. ft.      Key Biscayne: \$1074/sq. ft.  
 Key Biscayne: \$1074/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Botanica 2%  
 Key Biscayne 2%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Botanica 128 days  
 Key Biscayne 96 days  
 Miami-Dade 81 days

