

# Unit 314 - Botanica

314 - 181 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number:	A11327204
Status:	Pending
Size:	1,720 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View
Rental Price:	\$7,000
List PPSF:	\$4
Valuated Price:	\$1,131,000
Valuated PPSF:	\$658

*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.*

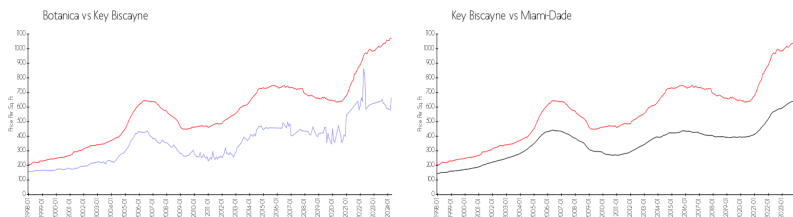
## Building Information

Number of units:	288
Number of active listings for rent:	26
Number of active listings for sale:	7
Building inventory for sale:	2%
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:	\$663/sq. ft.	Key Biscayne:	\$1070/sq. ft.
Key Biscayne:	\$1070/sq. ft.	Miami-Dade:	\$698/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	95 days
Miami-Dade	81 days

