

# Unit B10 L11 - Aqua at Allison Island

B10 L11 - 250 W 63 St, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11524966  
 Status: Active  
 Size: 3,741 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 5  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking  
 View:  
 List Price: \$4,395,000  
 List PPSF: \$1,175  
 Valuated Price: \$3,433,000  
 Valuated PPSF: \$920

*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: 46  
 Number of active listings for rent: 1  
 Number of active listings for sale: 6  
 Building inventory for sale: 13%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

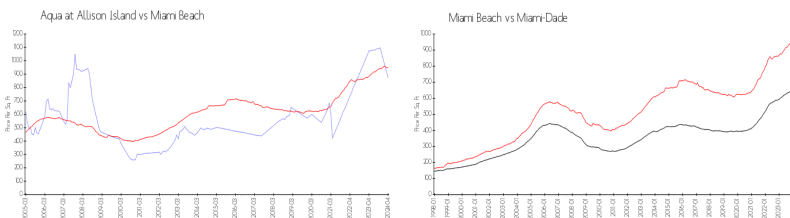
Continental Group Inc Management Co  
 305-864-0199  
 Aqua Allison Island Associations aquaadmin@aquaassociation.net  
 Sub-association - Aqua Island Homes Association  
 aquaassistant@aquaassociation.net

<http://www.aqua.net/index.php>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	3,647 sq ft	Nov 2023	\$3,154,000	\$865
	3,886 sq ft	Aug 2023	\$2,350,000	\$605

## Market Information



Aqua at Allison Island:	\$874/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Aqua at Allison Island	13%
Miami Beach	4%



Miami-Dade

3%

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

Aqua at Allison Island	179 days
Miami Beach	98 days
Miami-Dade	81 days