

# Unit 256 - Botanica

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

## Unit Information

MLS Number: A11527362  
 Status: Active  
 Size: 1,955 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Guest Parking  
 View:  
 List Price: \$1,350,000  
 List PPSF: \$691  
 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

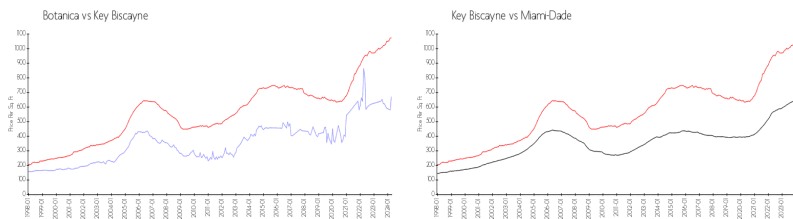
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
333	1,600 sq ft	Mar 2024	\$920,000	\$575
337	1,600 sq ft	Dec 2023	\$940,000	\$588
445	1,892 sq ft	Nov 2023	\$1,270,000	\$671
359	1,820 sq ft	Nov 2023	\$1,290,000	\$709
202	1,820 sq ft	Oct 2023	\$1,425,000	\$783
275	1,720 sq ft	Oct 2023	\$1,170,000	\$680

## 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  
Key Biscayne  
Miami-Dade

128 days  
96 days  
81 days