

# Unit 63F - Four Seasons

63F - 1425 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11549950  
 Status: Active  
 Size: 3,566 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 4  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking

View:  
 List Price: \$6,987,000  
 List PPSF: \$1,959  
 Valuated Price: \$7,698,000  
 Valuated PPSF: \$2,159

*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: 263  
 Number of active listings for rent: 16  
 Number of active listings for sale: 12  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

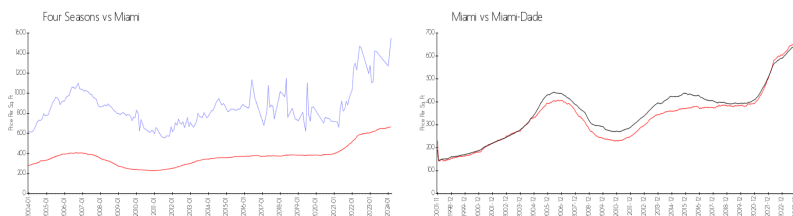
## Building Association Information

Four Seasons Condominiums  
 Residence: 305.381.3208  
 Condo hotel: (305)-381-3081

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
56F	3,682 sq ft	Apr 2024	\$4,850,000	\$1,317
66A	1,495 sq ft	Feb 2024	\$1,575,000	\$1,054
42A	1,708 sq ft	Jan 2024	\$1,800,000	\$1,054
65C	2,139 sq ft	Jan 2024	\$2,775,000	\$1,297
59B	2,009 sq ft	Aug 2023	\$1,950,000	\$971

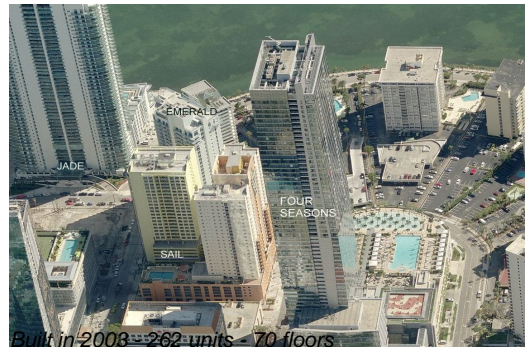
## Market Information



Four Seasons: \$1552/sq. ft.  
 Miami: \$665/sq. ft.  
 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Four Seasons: 5%  
 Miami: 4%  
 Miami-Dade: 3%



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

Four Seasons	232 days
Miami	84 days
Miami-Dade	81 days