

# Unit 247 - Botanica

247 - 181 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11613727  
 Status: Active  
 Size: 1,900 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Spaces, Additional Spaces Available, Covered Parking  
 View: Garden View  
 Rental Price: \$7,560  
 List PPSF: \$4  
 Valuated Price: \$975,000  
 Valuated PPSF: \$609

*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.*

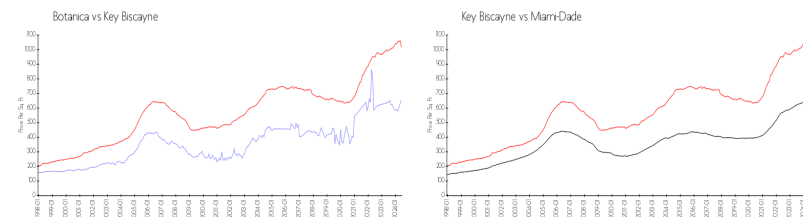
## Building Information

Number of units: 288  
 Number of active listings for rent: 26  
 Number of active listings for sale: 4  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 2  
 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: \$657/sq. ft.  
 Key Biscayne: \$1016/sq. ft.  
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 Miami-Dade: \$704/sq. ft.

## Inventory for Sale

Botanica 1%  
 Key Biscayne 2%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Botanica 113 days  
 Key Biscayne 92 days  
 Miami-Dade 83 days

