

# Unit 3601 - Four Seasons

3601 - 1425 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11629414  
 Status: Active  
 Size: 1,946 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 Rental Price: \$14,500  
 List PPSF: \$7  
 Valuated Price: \$2,044,000  
 Valuated PPSF: \$1,050

*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.*

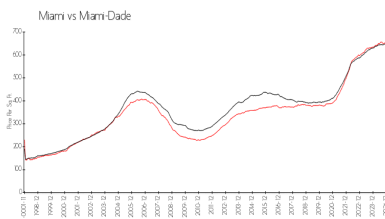
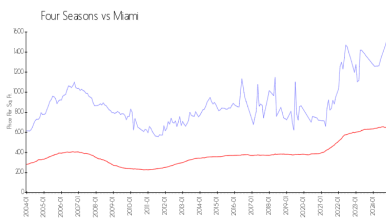
## Building Information

Number of units: 263  
 Number of active listings for rent: 16  
 Number of active listings for sale: 27  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

## Building Association Information

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

## Market Information



Four Seasons:	\$1581/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Four Seasons: 10%  
 Miami: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Four Seasons: 146 days  
 Miami: 91 days  
 Miami-Dade: 90 days

