

# Unit 259 - Botanica

259 - 181 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11653222  
 Status: Active  
 Size: 1,820 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 Rental Price: \$7,500  
 List PPSF: \$4  
 Valuated Price: \$1,063,000  
 Valuated PPSF: \$584

*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.*



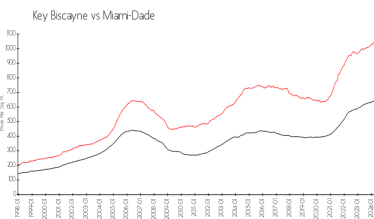
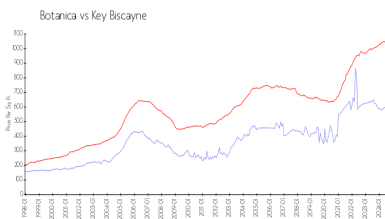
## Building Information

Number of units: 288  
 Number of active listings for rent: 26  
 Number of active listings for sale: 7  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Building Association Information

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

## Market Information



Botanica: \$629/sq. ft.      Key Biscayne: \$1025/sq. ft.  
 Key Biscayne: \$1025/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Botanica: 2%  
 Key Biscayne: 3%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Botanica: 96 days  
 Key Biscayne: 101 days  
 Miami-Dade: 86 days