

# Unit 119 - Botanica

119 - 181 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11673738  
 Status: Active  
 Size: 1,600 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking  
 View:  
 List Price: \$1,450,000  
 List PPSF: \$906  
 Valuated Price: \$1,088,000  
 Valuated PPSF: \$680

*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

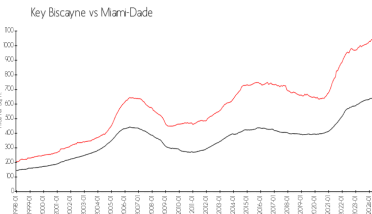
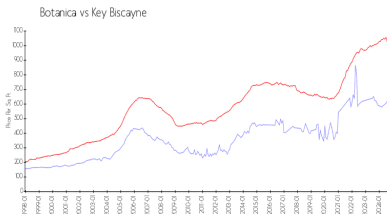
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
414	1,720 sq ft	Nov 2024	\$965,000	\$561
302	1,820 sq ft	Oct 2024	\$1,812,500	\$996
305	1,600 sq ft	Jul 2024	\$960,000	\$600
348	1,600 sq ft	Jun 2024	\$1,050,000	\$656
333	1,600 sq ft	Mar 2024	\$920,000	\$575

## 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: 103 days  
 Miami-Dade: 86 days

