

# Unit 446 - Botanica

446 - 181 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number:	A11888524
Status:	Active
Size:	2,000 Sq ft.
Bedrooms:	4
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	Garden View,Other View
Rental Price:	\$11,999
List PPSF:	\$6
Valuated Price:	\$1,199,000
Valuated PPSF:	\$699

*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

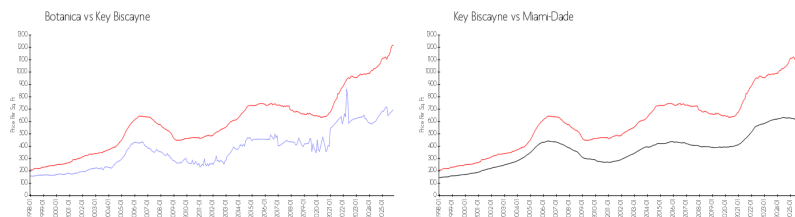
Number of units:	288
Number of active listings for rent:	26
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	0

## Building Association Information

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

<https://>

## Market Information



Botanica:	\$697/sq. ft.	Key Biscayne:	\$1215/sq. ft.
Key Biscayne:	\$1215/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Botanica	49 days
Key Biscayne	88 days
Miami-Dade	77 days

