

Unit 446 - Botanica

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

Unit Information

MLS Number:	A11888584
Status:	Active
Size:	1,715 Sq ft.
Bedrooms:	4
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$1,599,999
List PPSF:	\$933
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

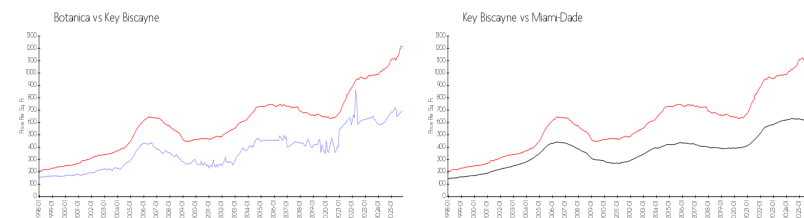
Key Colony Number Four Condominium Association Inc Botanica
(305) 361-3662

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
325	1,715 sq ft	Sep 2025	\$1,180,000	\$688
178	1,820 sq ft	Sep 2025	\$1,340,000	\$736
306	1,600 sq ft	Aug 2025	\$1,290,000	\$806
379	1,720 sq ft	Aug 2025	\$1,295,000	\$753
229	1,470 sq ft	Aug 2025	\$950,000	\$646

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
Key Biscayne
Miami-Dade

49 days
89 days
77 days