

Unit B6 L2 - Aqua at Allison Island

B6 L2 - 250 W 63 St, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11908210
 Status: Active
 Size: 3,741 Sq ft.
 Bedrooms: 5
 Full Bathrooms: 5
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View:
 List Price: \$2,799,000
 List PPSF: \$748
 Valuated Price: \$2,236,000
 Valuated PPSF: \$599

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: 46
 Number of active listings for rent: 1
 Number of active listings for sale: 3
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 1
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

Building Association Information

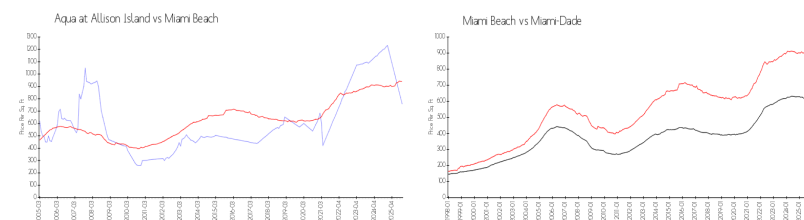
Continental Group Inc Management Co
 305-864-0199
 Aqua Allison Island Associations aquaadmin@aquaassociation.net
 Sub-association - Aqua Island Homes Association
 aquaassistant@aquaassociation.net

<https://www.aqua.net/index.php>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
215	3,994 sq ft	Jan 2025	\$3,875,000	\$970

Market Information



Aqua at Allison Island:	\$759/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Aqua at Allison Island	7%
Miami Beach	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Built in 2005 - 46 units - 4 floors

Aqua at Allison Island	13 days
Miami Beach	94 days
Miami-Dade	77 days