

Unit B4 L4 - Aqua at Allison Island

B4 L4 - 250 W 63 St, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11932719
Status:	Active
Size:	4,574 Sq ft.
Bedrooms:	5
Full Bathrooms:	5
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$5,995,000
List PPSF:	\$1,311
Valuated Price:	\$3,660,000
Valuated PPSF:	\$798

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

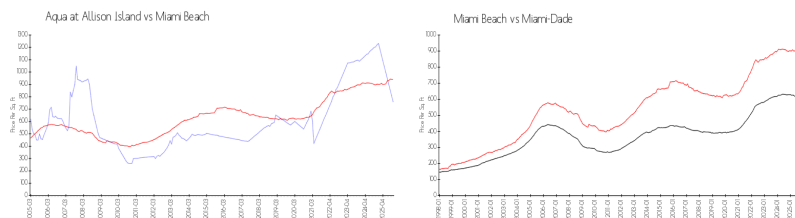
Continental Group Inc Management Co
305-864-0199
Aqua Allison Island Associations aquaadmin@aquaassociation.net
Sub-association - Aqua Island Homes Association
aquaassistant@aquaassociation.net

<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

Aqua at Allison Island	13 days
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Miami Beach
Miami-Dade

94 days
77 days