

# Unit 237 - Botanica

237 - 181 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11540318  
 Status: Active  
 Size: 1,600 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$1,295,000  
 List PPSF: \$809  
 Valuated Price: \$995,000  
 Valuated PPSF: \$622

*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: 3  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

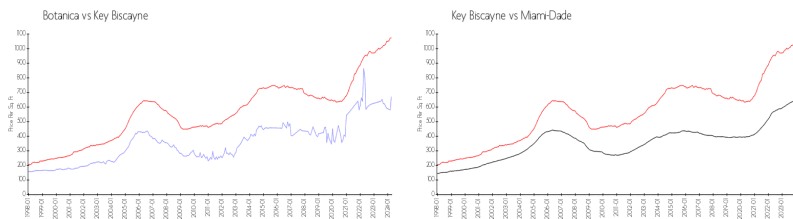
## Building Association Information

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 333    | 1,600 sq ft | Mar 2024     | \$920,000   | \$575 |
| 337    | 1,600 sq ft | Dec 2023     | \$940,000   | \$588 |
| 445    | 1,892 sq ft | Nov 2023     | \$1,270,000 | \$671 |
| 359    | 1,820 sq ft | Nov 2023     | \$1,290,000 | \$709 |
| 202    | 1,820 sq ft | Oct 2023     | \$1,425,000 | \$783 |
| 275    | 1,720 sq ft | Oct 2023     | \$1,170,000 | \$680 |

## Market Information



Botanica: \$670/sq. ft.      Key Biscayne: \$1074/sq. ft.  
 Key Biscayne: \$1074/sq. ft.      Miami-Dade: \$695/sq. ft.

## Inventory for Sale

Botanica 1%  
 Key Biscayne 2%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



Botanica  
Key Biscayne  
Miami-Dade

128 days  
97 days  
81 days