



BRICKELL PLACE

Phase I

Monthly Newsletter

Volume 13 Issue 8

A Newsletter for the Residents of the Brickell Place Phase I Condominium Association

January 2020

Brickell Place Phase I Association, Inc.

1901 Brickell Ave.
Miami, Florida 33129

<https://brickellplace.mybuilding.org>

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Management Option 1
Front Gate Option 2
Security Option 3
Receiving Option 4
Valet Option 5
Maintenance Option 6
Emails manager@brickellplace.net
assistant@brickellplace.net

OFFICE HOURS

Monday - Friday 8:30 am - 5:00 pm

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HAPPY NEW YEAR

2020

Here's to a brand new year of good health, good fortune, and good times. Thanks for bringing in the New Year with us here at Brickell Place Phase I. We feel fortunate to have you all as our residents.

National Florida Day

National Florida Day on January 25 recognizes the 27th state to join the United States. The Sunshine State is home to the oldest established city in the country. With over 400 years of history, St. Augustine's streets and colonial architecture have stories to tell.



With an average high temperature of 79.5°F, it should be no surprise that Floridian John Gorrie brought refrigeration and air conditioning to the world in 1851. Add to that, more than half the year with partly cloudy to sunny days, the invention of sunblock would be a necessity, too. Hungary born pharmacist, Benjamin Green, invented a sunscreen in 1944 which later became a tanning lotion known as Coppertone. Florida offers more than enough to do and see. From man-made worlds and relaxing beaches to long, colorful and intricate history, the Sunshine State's open spaces and sunny faces require more than one visit or enjoying Florida as a resident.

*State Flower - Orange Blossom | State Tree - Sabal Palm | State Beverage - Orange Juice
State Capitol -Tallahassee | State Song - Swanee River*

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BRICKELL PLACE CONDO

Sold within past 4 Months

Apt #	Bed	Bath	Sq Ft	Sold Price
A-1865	1	1.5	868	\$225,000.00
B-1803	1	1.5	1,064	\$250,000.00
B-2101	2	2	1,661	\$500,000.00
B-1514	2	2	1,723	\$523,000.00
D-802	1	1.5	1,007	\$300,000.00
214	1	1.5	640	\$166,000.00



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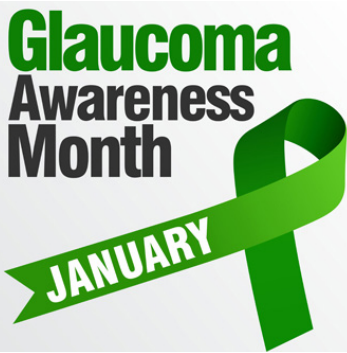
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Glaucoma Awareness Month

Did you know that you could be going blind and not even know it? January is Glaucoma Awareness Month, a time to remind the public about the dangers of this disease. Glaucoma is the leading cause of blindness in all adults over the age of 60. In the African-American population, people over 40 are up to five times more likely to get glaucoma.

Glaucoma can't be cured, but if caught early, treatment options can reduce the risk of blindness. If you are over 60, or if you are African-American and over the age of 40, or you have a family history of glaucoma, talk to your doctor. You should have an eye exam every two years. It is painless, easy, and it could save your sight.





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Brickell Place Resident for over 25 years- EXPERTISE COUNTS!

FOR SALE - 24 UNITS

Bedrooms	Total Units	Price Range
3BR / 4BR	4 UNITS	\$699K - \$999K
2BR	12 UNITS	\$450K - \$1.5M
1BR	8 UNITS	\$279K - \$379K

FOR RENT - 14 UNITS

Bedrooms	Total Units	Price Range
3BR	1 UNIT	\$5,750
2BR	4 UNITS	\$2,600 - \$3,350
1BR	9 UNITS	\$1,750 - \$2,150

SOLD RECENTLY

Unit #	BR/BA	List Price	Sold Price	Closed
A1905	1/1/1	\$245,000	\$225,000	Aug-19
A1101	2/2	\$449,000	\$440,000	Nov-19
A607	1/1/1	\$269,000	\$240,000	Jul-19
B1514	2/2	\$575,000	\$523,000	Jul-19
B2101	2/2	\$515,000	\$500,000	Sep-19
B1803	1/1/1	\$269,000	\$250,000	Aug-19
B905	1/1/1	\$235,000	\$225,000	Nov-19
B1512	2/2	\$410,000	\$410,000	Jun-19
D802	1/1/1	\$329,000	\$300,000	Oct-19

PHASE I

TOTAL UNITS (A & B)	557
UNITS FOR SALE	13
UNITS SOLD (6 months)	6
AVERAGE DAYS ON MKT	77 DAYS
AVERAGE SOLD \$/SQFT	\$270/SQFT

PHASE II

TOTAL UNITS (C & D)	379
UNITS FOR SALE	11
UNITS SOLD (6 months)	1
AVERAGE DAYS ON MKT	95
AVERAGE SOLD \$/SQFT	\$298/SQFT