

115 Sunrise

115 Sunrise Dr, Key Biscayne, FL 33149 — Building Profile — Public Records · July 2026

PROPERTY FACTS

Folio	2452050340001
Year built	1972
Unit folios	14
Use	Residential - Total Value

ASSOCIATION

Florida entity	115 Sunrise A Condominium Association, Inc.
Sunbiz	725326 · Active
Registered agent	Preferred Accounting Services, Inc.
Vice President	Christiani Alexander
Secretary	Siqueira Ines
Treasurer	Tosca Pedro P
Director	Kellogg Joseph
Othe	Diego Cristina

COUNTY REGISTRATION

Registration #	CR25000455
Status	Expired
Expires	01-31-2026

40-YEAR RECERTIFICATION

Case	40YC21-00040
Filed	07/19/2021
Type	40 YEAR CERTIFICATION
Status	Initiated

RECORDED DOCUMENTS (MIAMI-DADE CLERK)

0	0	0	0	
Claims of lien	Lis pendens	Declarations & amendments	Tax liens	
0	1	0	0	1
Releases & satisfactions	Notices of commencement	Judgments	Affidavits	Court filings

Counts reflect documents recorded with the Miami-Dade Clerk of Courts naming the association. Claims of lien are most commonly filed by an association against individual units for unpaid assessments; lis pendens indicate pending litigation affecting a unit or the property. Releases and satisfactions record liens or lis pendens being resolved; notices of commencement indicate construction or repair projects; affidavits, judgments and court filings are administrative and litigation-related records. Recorded documents are historical facts and do not by themselves establish the current financial condition of an association.

MOST RECENT RECORDED DOCUMENTS (UP TO 15 SHOWN)

Recorded	Document	Book/Page	Clerk file #
12/6/2024	Dade Court Paper	34524/40	2024 R 915767

9/8/2021	Notice Of Commencement	32723/1322	2021 R 662580
1/17/2019	Easement	31294/1951	2019 R 35389

This profile is our gift to Key Biscayne buyers

Vantage Luxury Real Estate built and maintains this database — no paywall, no strings. When you want the owner-only documents (budgets, minutes, reserve study/SIRS, insurance, estoppel), a valuation, or a straight answer about this building, we're one message away.

WhatsApp Lucas: +1 (786) 762-0003 · lucas@vantageluxuryre.com

Full profile & document request: www.keybiscaynecondoassessments.com/building/115-sunrise-dr/

Lucas D. Boccheciampe · Broker · Vantage Luxury Real Estate · FL Lic. #CQ1063050 / #3291732

240 Crandon Blvd, Suite 285, Key Biscayne, FL 33149 · +1 (786) 762-0003 (WhatsApp) · lucas@vantageluxuryre.com

All information on this site is compiled from official public records — the Miami-Dade Property Appraiser, Miami-Dade Clerk of Courts, Florida Division of Corporations (Sunbiz), Miami-Dade RER and the Village of Key Biscayne — as of July 2026. Records may contain errors or be superseded by later filings; nothing here is legal, financial or investment advice, nor a statement about the current financial condition of any association. Verify all information independently before relying on it. · Equal Housing Opportunity