

Unit 404 - Ocean Tower 2

404 - 791 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

| | |
|-----------------|-------------------------------------|
| MLS Number: | A11474661 |
| Status: | Active |
| Size: | 2,510 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | |
| Parking Spaces: | Covered Parking |
| View: | Garden View,Ocean View,Direct Ocean |
| Rental Price: | \$14,000 |
| List PPSF: | \$6 |
| Valuated Price: | \$3,186,000 |
| Valuated PPSF: | \$1,269 |

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

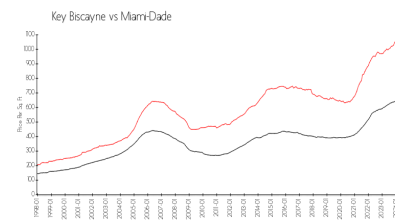
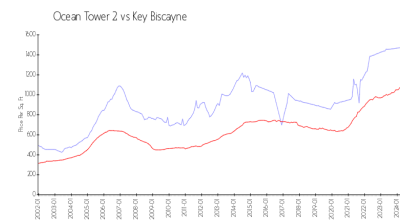
| | |
|--|-----|
| Number of units: | 111 |
| Number of active listings for rent: | 7 |
| Number of active listings for sale: | 6 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 3 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 0 |

Building Association Information

Ocean Tower two Condominium Association Inc
(305) 365-7775

<http://www.oceanclubkeybiscayne.org/Default.aspx?p=DynamicModule&pageid=301066&ssid=185>

Market Information



| | | | |
|----------------|----------------|---------------|----------------|
| Ocean Tower 2: | \$1472/sq. ft. | Key Biscayne: | \$1074/sq. ft. |
| Key Biscayne: | \$1074/sq. ft. | Miami-Dade: | \$695/sq. ft. |

Inventory for Sale

| | |
|---------------|----|
| Ocean Tower 2 | 5% |
| Key Biscayne | 2% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|---------------|---------|
| Ocean Tower 2 | 52 days |
| Key Biscayne | 97 days |
| Miami-Dade | 81 days |

