

Unit PH4 - Lake Villa 1

PH4 - 721 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number: A11480869
 Status: Active
 Size: 2,781 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 4
 Half Bathrooms: 4
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking,Parking-Under Building
 View:
 List Price: \$2,995,000
 List PPSF: \$1,077
 Valuated Price: \$2,740,000
 Valuated PPSF: \$985

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: 38
 Number of active listings for rent: 1
 Number of active listings for sale: 3
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Building Association Information

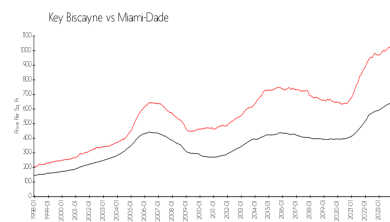
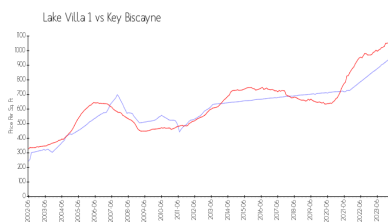
Lake Villa One Condominium Association Inc 721 Crandon Blvd Key Biscayne 33149
 (305) 361-1359
 (305)-361-8972

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
202	2,497 sq ft	Apr 2024	\$2,427,000	\$972
PH5	2,174 sq ft	Sep 2023	\$2,275,000	\$1,046
PH6	2,497 sq ft	Aug 2023	\$2,325,000	\$931
203	2,174 sq ft	Jul 2023	\$1,810,000	\$833

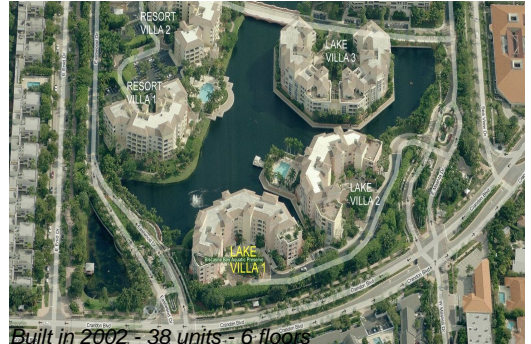
Market Information



Lake Villa 1: \$953/sq. ft.
 Key Biscayne: \$1074/sq. ft.
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 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Lake Villa 1: 8%
 Key Biscayne: 2%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Lake Villa 1	110 days
Key Biscayne	96 days
Miami-Dade	81 days