

## Unit 202 - Lake Villa 2

202 - 731 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

### Unit Information

MLS Number:	A11493681
Status:	Active
Size:	2,470 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Guest Parking
View:	
List Price:	\$2,495,000
List PPSF:	\$1,010
Valuated Price:	\$2,328,000
Valuated PPSF:	\$943

*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:	36
Number of active listings for rent:	1
Number of active listings for sale:	2
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:	1

### Building Association Information

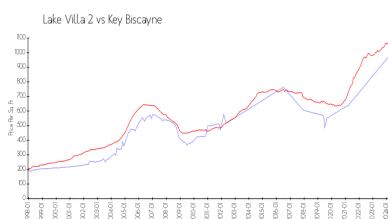
Lake Villa Condominium Association  
733 Crandon Boulevard  
Key Biscayne, FL33149  
(305) 365-7266  
(305)-361-8972

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

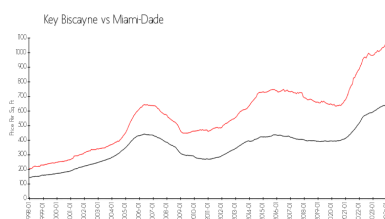
### Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
308	2,470 sq ft	Mar 2024	\$2,210,000	\$895
507	2,220 sq ft	Sep 2023	\$2,000,000	\$901
PH6	2,470 sq ft	Jun 2023	\$2,752,000	\$1,114

### Market Information



Lake Villa 2: \$994/sq. ft.  
Key Biscayne: \$1083/sq. ft.



Key Biscayne: \$1083/sq. ft.  
Miami-Dade: \$703/sq. ft.

### Inventory for Sale

Lake Villa 2	6%
Key Biscayne	2%



Miami-Dade 3%

**Avg. Time to Close Over Last 12 Months**

Lake Villa 2	271 days
Key Biscayne	96 days
Miami-Dade	81 days