

# Unit 602 - Lake Tower

602 - 765 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11522468  
 Status: Active  
 Size: 2,602 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 2  
 Parking Spaces: 2 Spaces, Assigned Parking, Covered Parking, Guest Parking, Parking Garage, Valet Parking  
 View: Bay, Ocean View  
 Rental Price: \$12,500  
 List PPSF: \$5  
 Valuated Price: \$2,690,000  
 Valuated PPSF: \$1,034

*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

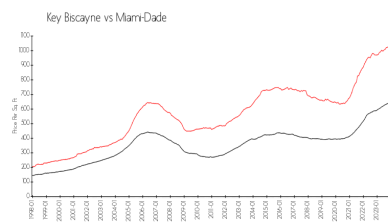
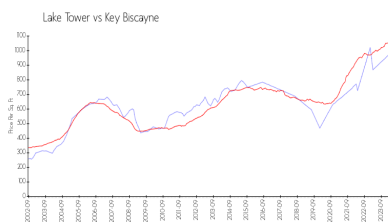
Number of units: 75  
 Number of active listings for rent: 3  
 Number of active listings for sale: 6  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

The Ocean Club - Lake Tower  
 795 Crandon Blvd.  
 Key Biscayne, FL 33149  
 305-365-2822

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

## Market Information



Lake Tower:	\$987/sq. ft.	Key Biscayne:	\$1074/sq. ft.
Key Biscayne:	\$1074/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Lake Tower 8%  
 Key Biscayne 2%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Lake Tower 134 days  
 Key Biscayne 96 days

