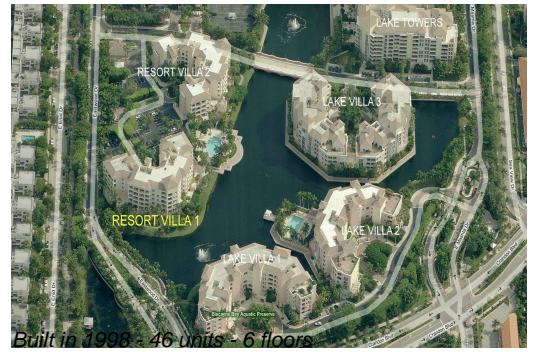


# Unit PH-8 - Resort Villa 1

PH-8 - 701 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number:	A11527548
Status:	Pending
Size:	1,570 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Spaces,Assigned Parking
View:	Garden View
Rental Price:	\$8,000
List PPSF:	\$5
Valuated Price:	\$1,714,000
Valuated PPSF:	\$1,092



*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

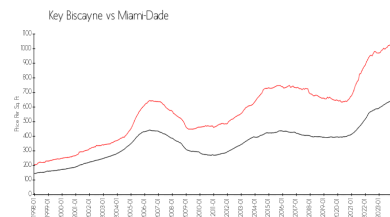
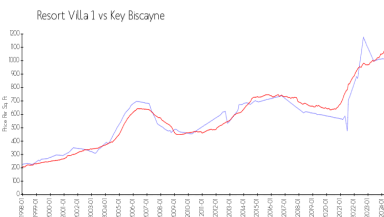
Number of units:	46
Number of active listings for rent:	8
Number of active listings for sale:	1
Building inventory for sale:	2%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

Ocean Club Community Association, Inc  
 753 Crandon Blvd Key Biscayne FL33149  
 (305) 361-3361  
 (305)-365-6085

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

## Market Information



Resort Villa 1:	\$1008/sq. ft.	Key Biscayne:	\$1074/sq. ft.
Key Biscayne:	\$1074/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Resort Villa 1	2%
Key Biscayne	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Resort Villa 1	186 days
Key Biscayne	97 days
Miami-Dade	81 days