

# Unit 901 - Ocean Tower 2

901 - 791 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11530852  
 Status: Active  
 Size: 2,174 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Spaces,Assigned Parking,Covered Parking,Valet Parking  
 View: Ocean View  
 Rental Price: \$14,500  
 List PPSF: \$7  
 Valuated Price: \$2,810,000  
 Valuated PPSF: \$1,293

*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

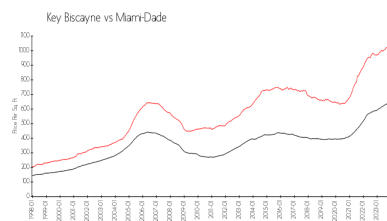
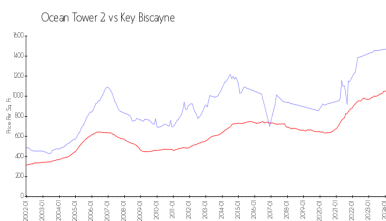
Number of units: 111  
 Number of active listings for rent: 7  
 Number of active listings for sale: 6  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## 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:	\$694/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: 96 days  
 Miami-Dade: 81 days

