

# Unit 503 - Club Tower 2

503 - 785 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number:	A11531824
Status:	Active
Size:	2,500 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces, Valet Parking
View:	
List Price:	\$3,000,000
List PPSF:	\$1,200
Valuated Price:	\$2,850,000
Valuated PPSF:	\$1,140

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:	101
Number of active listings for rent:	6
Number of active listings for sale:	2
Building inventory for sale:	1%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

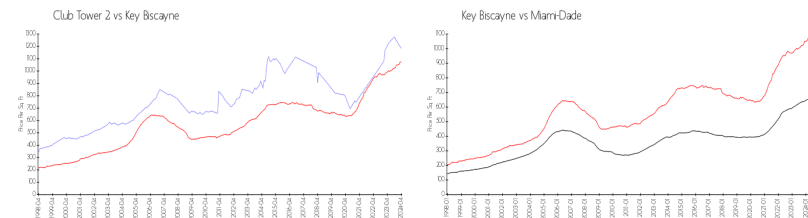
Club Towers Condo Association Inc  
 305-365-8437  
 305-361-9975

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
106	1,330 sq ft	Oct 2023	\$1,300,000	\$977
1801	2,790 sq ft	Oct 2023	\$3,800,000	\$1,362

## Market Information



Club Tower 2:	\$1182/sq. ft.	Key Biscayne:	\$1074/sq. ft.
Key Biscayne:	\$1074/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Club Tower 2	2%
Key Biscayne	2%
Miami-Dade	3%



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

Club Tower 2	14 days
Key Biscayne	96 days
Miami-Dade	81 days