

# Unit 404 - Ambassador

404 - 575 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11533949  
 Status: Active  
 Size: 1,311 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking  
 View:  
 List Price: \$770,000  
 List PPSF: \$587  
 Valuated Price: \$882,000  
 Valuated PPSF: \$673

*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: 90  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

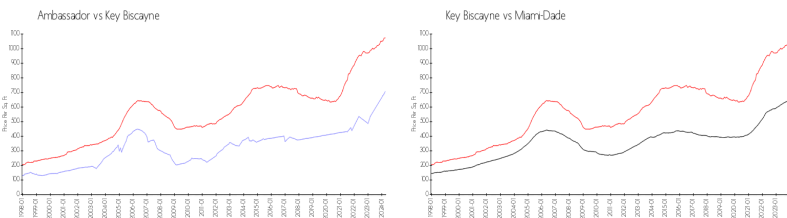
## Building Association Information

Key Biscayne Ambassador Condominiums Inc  
 305-361-9118

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
807	1,311 sq ft	Apr 2024	\$1,075,000	\$820
801	2,450 sq ft	Mar 2024	\$1,575,000	\$643
913	1,700 sq ft	Jan 2024	\$1,050,000	\$618

## Market Information



Ambassador: \$707/sq. ft.      Key Biscayne: \$1074/sq. ft.  
 Key Biscayne: \$1074/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Ambassador: 2%  
 Key Biscayne: 2%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Ambassador: 138 days  
 Key Biscayne: 96 days

