

Unit PH-12 - Lake Tower

PH-12 - 765 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number:	A11534322
Status:	Active
Size:	3,112 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$3,400,000
List PPSF:	\$1,093
Valuated Price:	\$3,202,000
Valuated PPSF:	\$1,029

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

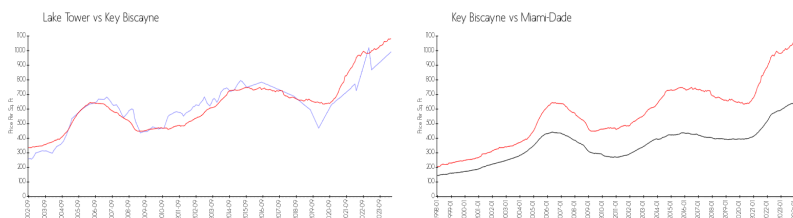
The Ocean Club - Lake Tower
795 Crandon Blvd.
Key Biscayne, FL 33149
305-365-2822

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301	3,112 sq ft	Feb 2024	\$2,850,000	\$916

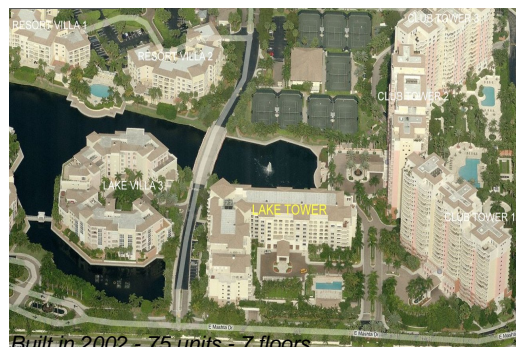
Market Information



Lake Tower:	\$992/sq. ft.	Key Biscayne:	\$1083/sq. ft.
Key Biscayne:	\$1083/sq. ft.	Miami-Dade:	\$703/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
Miami-Dade	81 days