

# Unit 1204 - Grand Bay Tower

1204 - 430 Grand Bay Dr, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11541712  
 Status: Active  
 Size: 3,680 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 4  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Valet Parking  
 View: Ocean View,Other View,Pool Area View  
 Rental Price: \$20,000  
 List PPSF: \$5  
 Valuated Price: \$5,063,000  
 Valuated PPSF: \$1,376

*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.*

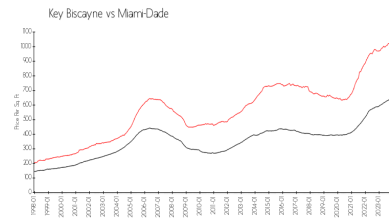
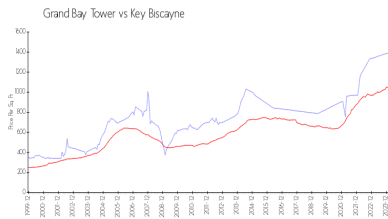
## Building Information

Number of units: 100  
 Number of active listings for rent: 2  
 Number of active listings for sale: 1  
 Building inventory for sale: 1%  
 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: 1

## Building Association Information

Grand Bay Towers Residence Condominium Association  
 Office (305) 365-2712

## Market Information



Grand Bay Tower: \$1349/sq. ft.      Key Biscayne: \$1074/sq. ft.  
 Key Biscayne: \$1074/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Grand Bay Tower: 1%  
 Key Biscayne: 2%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Grand Bay Tower: 74 days  
 Key Biscayne: 96 days  
 Miami-Dade: 81 days

