

Unit 405 - Lake Tower

405 - 765 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number:	A11567521
Status:	Active
Size:	2,602 Sq ft.
Bedrooms:	4
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$2,850,000
List PPSF:	\$1,095
Valuated Price:	\$2,637,000
Valuated PPSF:	\$1,013

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:	7
Building inventory for sale:	9%
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

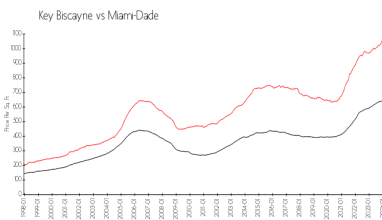
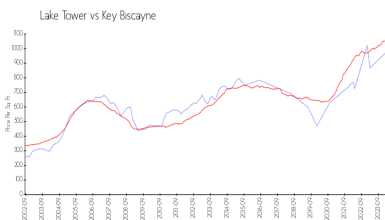
The Ocean Club - Lake Tower
 795 Crandon Blvd.
 Key Biscayne, FL 33149
 305-365-2822

<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:	\$987/sq. ft.	Key Biscayne:	\$1074/sq. ft.
Key Biscayne:	\$1074/sq. ft.	Miami-Dade:	\$695/sq. ft.

Inventory for Sale

Lake Tower	9%
Key Biscayne	2%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Lake Tower	134 days
Key Biscayne	97 days
Miami-Dade	81 days