

# Unit 311 - Lake Tower

311 - 765 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number:	A11570661
Status:	Active Under Contract
Size:	2,602 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Guest Parking,Valet Parking
View:	
List Price:	\$2,595,000
List PPSF:	\$997
Valuated Price:	\$2,434,000
Valuated PPSF:	\$935

*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

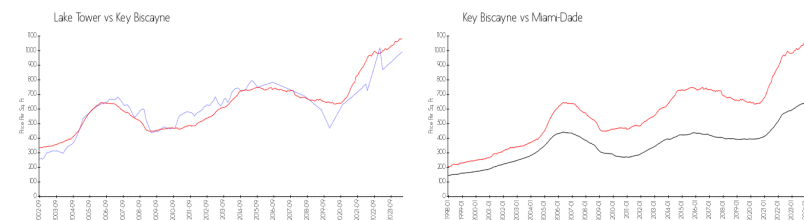
The Ocean Club - Lake Tower  
795 Crandon Blvd.  
Key Biscayne, FL 33149  
305-365-2822

<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