

# Unit 304 - Resort Villa 2

304 - 711 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number:	A11575507
Status:	Pending
Size:	1,450 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	Garden View,Lake
Rental Price:	\$8,000
List PPSF:	\$6
Valuated Price:	\$1,449,000
Valuated PPSF:	\$999

*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

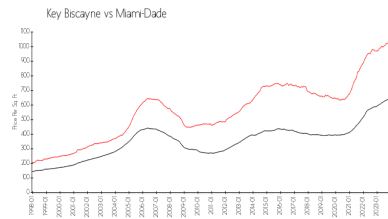
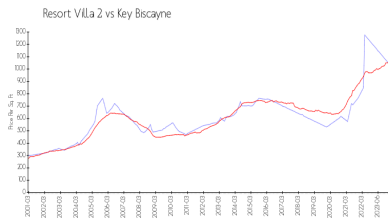
Number of units:	46
Number of active listings for rent:	2
Number of active listings for sale:	6
Building inventory for sale:	13%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

Ocean Club Community Association, Inc  
 753 Crandon Blvd Key Biscayne FL33149  
 (305) 361-336  
 (305)-365-6085

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

## Market Information



Resort Villa 2:	\$1022/sq. ft.	Key Biscayne:	\$1074/sq. ft.
Key Biscayne:	\$1074/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Resort Villa 2	13%
Key Biscayne	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Resort Villa 2	30 days
Key Biscayne	97 days
Miami-Dade	81 days

