

# Unit F403 - Towers of Key Biscayne 2

F403 - 1121 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11576238  
 Status: Active  
 Size: 1,597 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$1,550,000  
 List PPSF: \$971  
 Valuated Price: \$1,333,000  
 Valuated PPSF: \$835

*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: 269  
 Number of active listings for rent: 3  
 Number of active listings for sale: 15  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Building Association Information

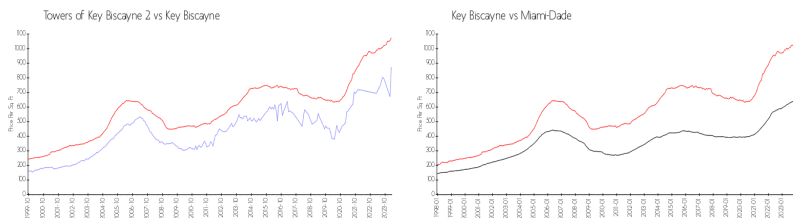
The Towers of Key Biscayne Condominium Association  
 (305) 361-9114

<http://www.tkbonline.com/contact-us>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
F1207	1,782 sq ft	Apr 2024	\$1,600,000	\$898
E1107	1,782 sq ft	Apr 2024	\$1,750,000	\$982
F801	1,782 sq ft	Feb 2024	\$1,195,000	\$671
D307	1,782 sq ft	Oct 2023	\$1,750,000	\$982
F203	1,597 sq ft	Sep 2023	\$800,000	\$501

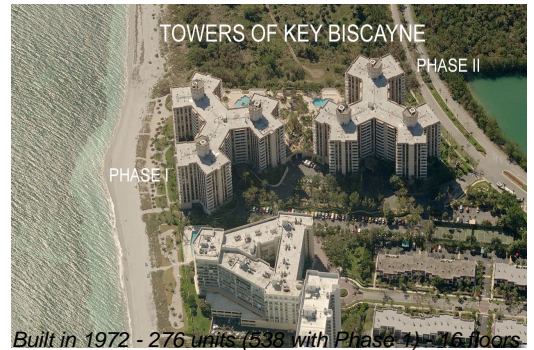
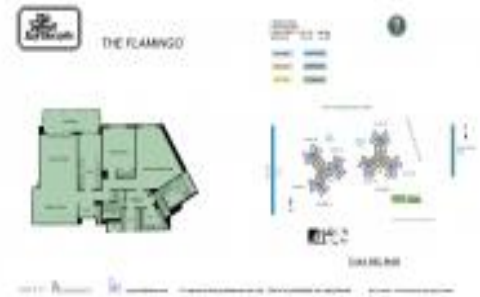
## Market Information



Towers of Key Biscayne 2:	\$870/sq. ft.	Key Biscayne:	\$1074/sq. ft.
Key Biscayne:	\$1074/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Towers of Key Biscayne 2: 6%  
 Key Biscayne: 2%



Miami-Dade

3%

**Avg. Time to Close Over Last 12 Months**

Towers of Key Biscayne 2	86 days
Key Biscayne	96 days
Miami-Dade	81 days