

# Unit 206 - Lake Tower

206 - 765 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11531593  
 Status: Active  
 Size: 2,477 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$2,699,000  
 List PPSF: \$1,090  
 Valuated Price: \$2,461,000  
 Valuated PPSF: \$994

*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

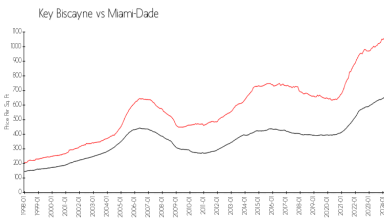
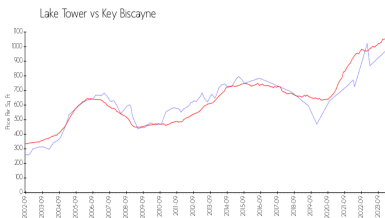
The Ocean Club - Lake Tower  
 795 Crandon Blvd.  
 Key Biscayne, FL 33149  
 305-365-2822

<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:	\$987/sq. ft.	Key Biscayne:	\$1074/sq. ft.
Key Biscayne:	\$1074/sq. ft.	Miami-Dade:	\$695/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	97 days
Miami-Dade	81 days