

Unit 311 - Lake Tower

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

Unit Information

MLS Number: A11570661
 Status: Active
 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: \$2,421,000
 Valuated PPSF: \$930

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

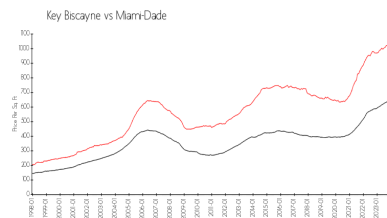
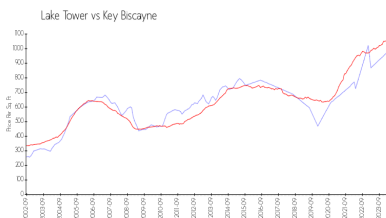
The Ocean Club - Lake Tower
 795 Crandon Blvd.
 Key Biscayne, FL 33149
 305-365-2822

<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