

# Unit 1604 - Club Tower 2

1604 - 785 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11435848  
 Status: Active  
 Size: 2,500 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Deeded Parking  
 View:  
 List Price: \$3,950,000  
 List PPSF: \$1,580  
 Valuated Price: \$3,180,000  
 Valuated PPSF: \$1,272

*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: 101  
 Number of active listings for rent: 6  
 Number of active listings for sale: 2  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

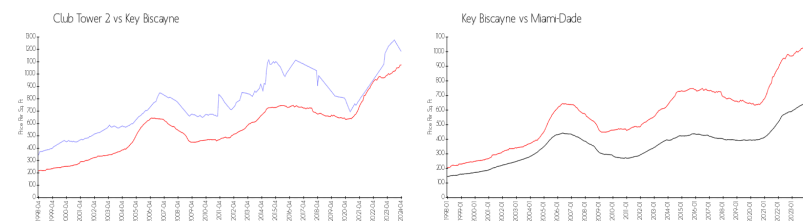
Club Towers Condo Association Inc  
 305-365-8437  
 305-361-9975

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
106	1,330 sq ft	Oct 2023	\$1,300,000	\$977
1801	2,790 sq ft	Oct 2023	\$3,800,000	\$1,362

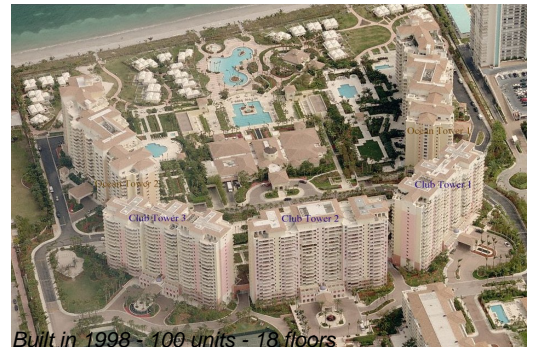
## Market Information



Club Tower 2:	\$1182/sq. ft.	Key Biscayne:	\$1074/sq. ft.
Key Biscayne:	\$1074/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Club Tower 2: 2%  
 Key Biscayne: 2%  
 Miami-Dade: 3%



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

Club Tower 2	14 days
Key Biscayne	96 days
Miami-Dade	81 days