

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:	\$3,127,000
Valuated PPSF:	\$1,251

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

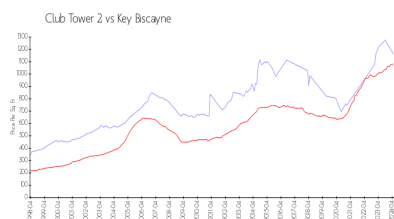
Club Towers Condo Association Inc
305-365-8437
305-361-9975

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

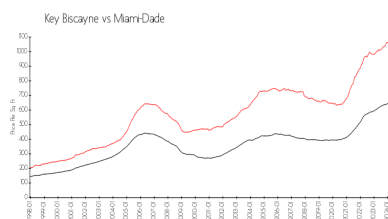
Recent Sales

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: \$1162/sq. ft.
Key Biscayne: \$1083/sq. ft.



Key Biscayne: \$1083/sq. ft.
Miami-Dade: \$703/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