

Unit 404 - Ocean Tower 2

404 - 791 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number:	A11474661
Status:	Active
Size:	2,510 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	Covered Parking
View:	Garden View,Ocean View,Direct Ocean
Rental Price:	\$14,000
List PPSF:	\$6
Valuated Price:	\$3,186,000
Valuated PPSF:	\$1,269

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

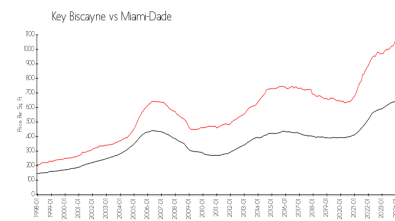
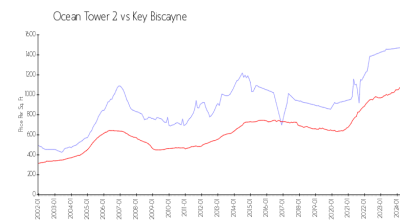
Number of units:	111
Number of active listings for rent:	7
Number of active listings for sale:	6
Building inventory for sale:	5%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

Building Association Information

Ocean Tower two Condominium Association Inc
(305) 365-7775

<http://www.oceanclubkeybiscayne.org/Default.aspx?p=DynamicModule&pageid=301066&ssid=185>

Market Information



Ocean Tower 2:	\$1472/sq. ft.	Key Biscayne:	\$1074/sq. ft.
Key Biscayne:	\$1074/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Ocean Tower 2	5%
Key Biscayne	2%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Ocean Tower 2	52 days
Key Biscayne	96 days
Miami-Dade	81 days

