

# Unit 202 - Lake Villa 2

202 - 731 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11493681  
 Status: Active  
 Size: 2,470 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces, Guest Parking  
 View:  
 List Price: \$2,495,000  
 List PPSF: \$1,010  
 Valuated Price: \$2,328,000  
 Valuated PPSF: \$943

*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: 36  
 Number of active listings for rent: 1  
 Number of active listings for sale: 2  
 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: 1

## Building Association Information

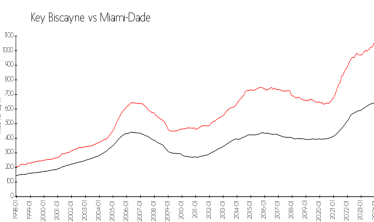
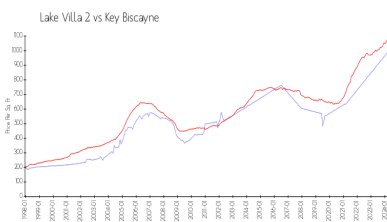
Lake Villa Condominium Association  
 733 Crandon Boulevard  
 Key Biscayne, FL33149  
 (305) 365-7266  
 (305)-361-8972

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
308	2,470 sq ft	Mar 2024	\$2,210,000	\$895
507	2,220 sq ft	Sep 2023	\$2,000,000	\$901
PH6	2,470 sq ft	Jun 2023	\$2,752,000	\$1,114

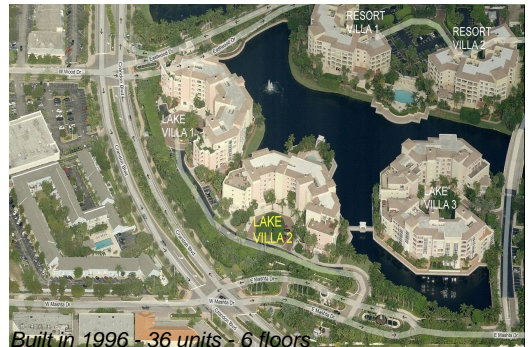
## Market Information



Lake Villa 2: \$994/sq. ft.  
 Key Biscayne: \$1074/sq. ft.  
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 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Lake Villa 2: 6%  
 Key Biscayne: 2%



Miami-Dade

3%

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

Lake Villa 2	271 days
Key Biscayne	96 days
Miami-Dade	81 days