

# Unit 403 - Resort Villa 1

403 - 701 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11505554  
 Status: Active  
 Size: 1,450 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$8,300  
 List PPSF: \$6  
 Valuated Price: \$1,378,000  
 Valuated PPSF: \$950

*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

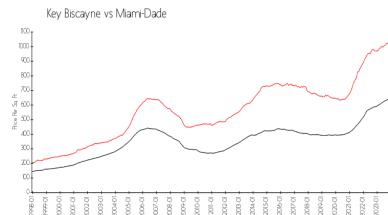
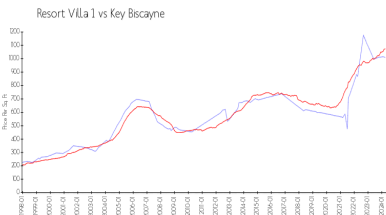
Number of units: 46  
 Number of active listings for rent: 8  
 Number of active listings for sale: 1  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

Ocean Club Community Association, Inc  
 753 Crandon Blvd Key Biscayne FL33149  
 (305) 361-3361  
 (305)-365-6085

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

## Market Information



Resort Villa 1:	\$1008/sq. ft.	Key Biscayne:	\$1074/sq. ft.
Key Biscayne:	\$1074/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Resort Villa 1: 2%  
 Key Biscayne: 2%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Resort Villa 1: 186 days  
 Key Biscayne: 96 days  
 Miami-Dade: 81 days

