

Unit PH-12 - Lake Tower

PH-12 - 765 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number: A11534322
 Status: Active
 Size: 3,112 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$3,400,000
 List PPSF: \$1,093
 Valuated Price: \$3,185,000
 Valuated PPSF: \$1,023

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: 75
 Number of active listings for rent: 3
 Number of active listings for sale: 7
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 1
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

Building Association Information

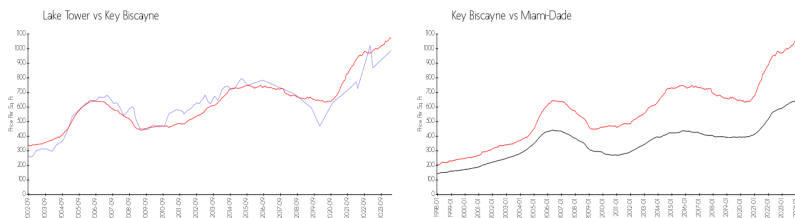
The Ocean Club - Lake Tower
 795 Crandon Blvd.
 Key Biscayne, FL 33149
 305-365-2822

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301	3,112 sq ft	Feb 2024	\$2,850,000	\$916

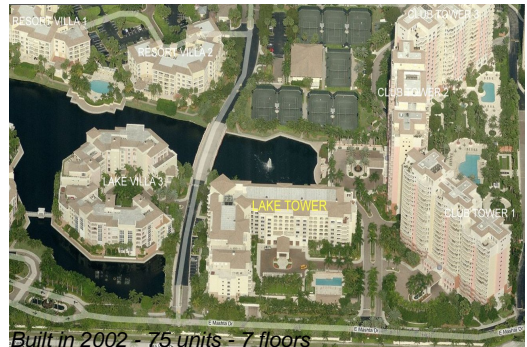
Market Information



Lake Tower:	\$987/sq. ft.	Key Biscayne:	\$1074/sq. ft.
Key Biscayne:	\$1074/sq. ft.	Miami-Dade:	\$695/sq. ft.

Inventory for Sale

Lake Tower: 9%
 Key Biscayne: 2%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Lake Tower	134 days
Key Biscayne	97 days
Miami-Dade	81 days