

# Unit 405 - Club Tower 3

405 - 781 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11539695  
 Status: Active  
 Size: 2,100 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$2,480,000  
 List PPSF: \$1,181  
 Valuated Price: \$2,035,000  
 Valuated PPSF: \$969

*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: 88  
 Number of active listings for rent: 5  
 Number of active listings for sale: 4  
 Building inventory for sale: 4%  
 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: 1

## Building Association Information

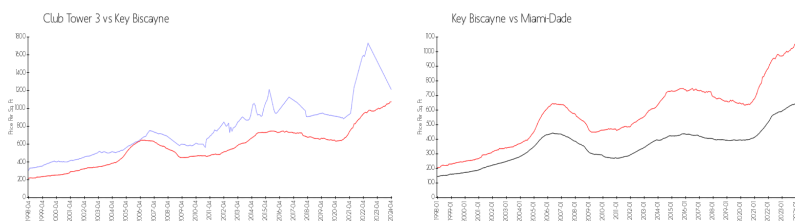
Club Towers Condo Association Inc  
 305 365-8302  
 305-365-8304  
 305-361-9975

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
805	2,100 sq ft	May 2024	\$3,000,000	\$1,429

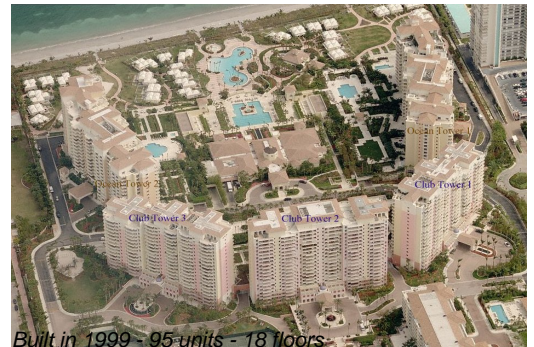
## Market Information



Club Tower 3:	\$1211/sq. ft.	Key Biscayne:	\$1074/sq. ft.
Key Biscayne:	\$1074/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

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



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

Club Tower 3	43 days
Key Biscayne	96 days
Miami-Dade	81 days