

# Unit 407 - Resort Villa 2

407 - 711 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11543051  
 Status: Active  
 Size: 1,450 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Other Parking  
 View:  
 List Price: \$1,550,000  
 List PPSF: \$1,069  
 Valuated Price: \$1,434,000  
 Valuated PPSF: \$989

*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: 2  
 Number of active listings for sale: 6  
 Building inventory for sale: 13%  
 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

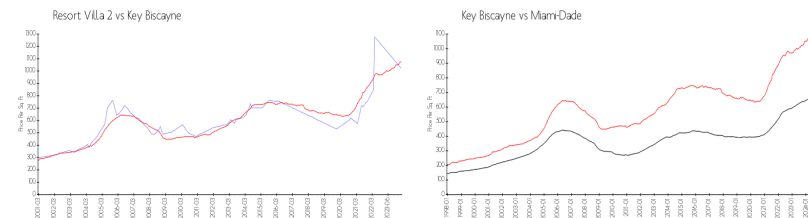
Ocean Club Community Association, Inc  
 753 Crandon Blvd Key Biscayne FL33149  
 (305) 361-336  
 (305)-365-6085

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
209	1,830 sq ft	Jun 2023	\$1,900,000	\$1,038

## Market Information



Resort Villa 2:	\$1022/sq. ft.	Key Biscayne:	\$1074/sq. ft.
Key Biscayne:	\$1074/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Resort Villa 2	13%
Key Biscayne	2%
Miami-Dade	3%



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

Resort Villa 2	30 days
Key Biscayne	96 days
Miami-Dade	81 days