

# Unit 111 - Lake Tower

111 - 765 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number:	A11546518
Status:	Active
Size:	1,591 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	Lake
Rental Price:	\$6,900
List PPSF:	\$4
Valuated Price:	\$1,451,000
Valuated PPSF:	\$912



*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

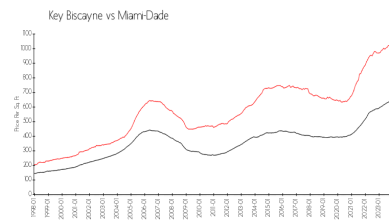
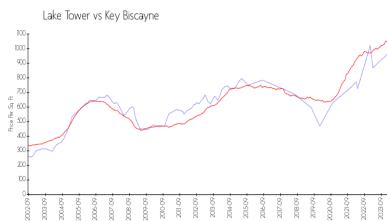
Number of units:	75
Number of active listings for rent:	3
Number of active listings for sale:	6
Building inventory for sale:	8%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## 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>

## Market Information



Lake Tower:	\$987/sq. ft.	Key Biscayne:	\$1074/sq. ft.
Key Biscayne:	\$1074/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Lake Tower	8%
Key Biscayne	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Lake Tower	134 days
Key Biscayne	96 days
Miami-Dade	81 days