

# Unit 308 - Ocean Tower 1

308 - 799 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number:	A11242844
Status:	Pending
Size:	3,011 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	
List Price:	\$3,150,000
List PPSF:	\$1,046
Valuated Price:	\$3,659,000
Valuated PPSF:	\$1,215

*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:	111
Number of active listings for rent:	5
Number of active listings for sale:	1
Building inventory for sale:	0%
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

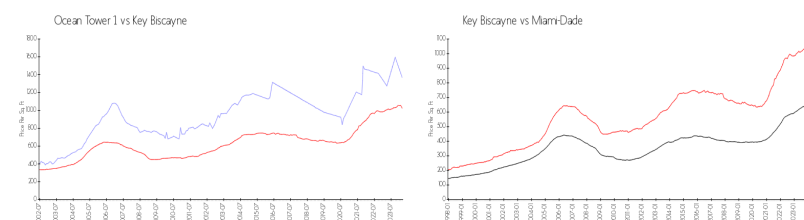
Ocean Tower One Condominium Association  
305-365-0090

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1506	2,605 sq ft	Oct 2023	\$3,950,000	\$1,516

## Market Information

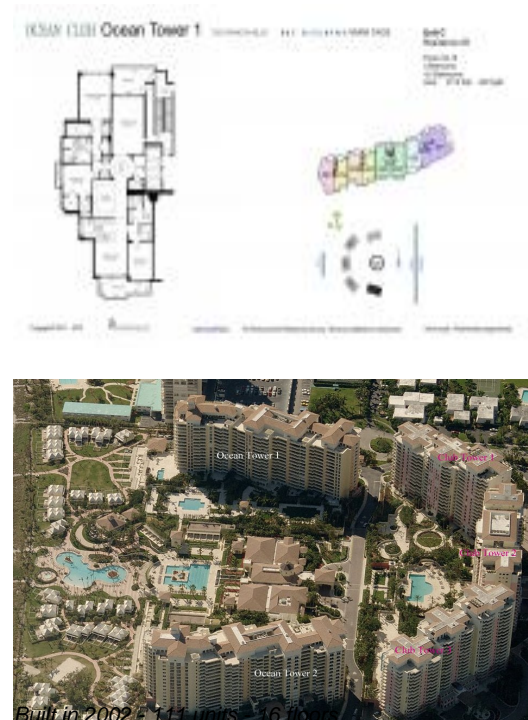


Ocean Tower 1:	\$1368/sq. ft.	Key Biscayne:	\$1025/sq. ft.
Key Biscayne:	\$1025/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Ocean Tower 1	1%
Key Biscayne	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Ocean Tower 1	49 days
Key Biscayne	95 days
Miami-Dade	81 days