

# Unit 804 - Club Tower 3

804 - 781 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number:	A11327298
Status:	Active
Size:	2,500 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	Ocean View,Tennis Court View
Rental Price:	\$18,000
List PPSF:	\$7
Valuated Price:	\$3,453,000
Valuated PPSF:	\$1,381

*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:	0
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

Club Towers Condo Association Inc

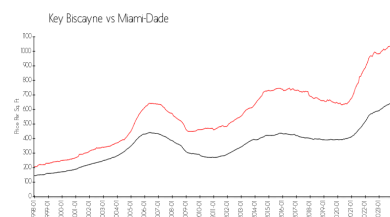
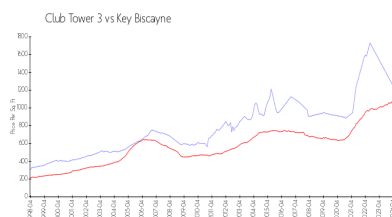
305 365-8302

305-365-8304

305-361-9975

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

## Market Information



Club Tower 3:	\$1244/sq. ft.	Key Biscayne:	\$1070/sq. ft.
Key Biscayne:	\$1070/sq. ft.	Miami-Dade:	\$698/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	n/a
Key Biscayne	95 days
Miami-Dade	81 days

