

# Unit 401 - Lake Villa 1

401 - 721 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number:	A11419627
Status:	Active
Size:	2,667 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$2,870,000
List PPSF:	\$1,076
Valuated Price:	\$2,280,000
Valuated PPSF:	\$855

*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:	38
Number of active listings for rent:	1
Number of active listings for sale:	3
Building inventory for sale:	7%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## Building Association Information

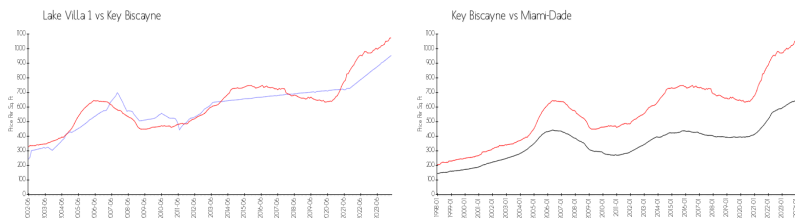
Lake Villa One Condominium Association Inc 721 Crandon Blvd Key Biscayne 33149  
 (305) 361-1359  
 (305)-361-8972

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
202	2,497 sq ft	Apr 2024	\$2,427,000	\$972
PH5	2,174 sq ft	Sep 2023	\$2,275,000	\$1,046
PH6	2,497 sq ft	Aug 2023	\$2,325,000	\$931
203	2,174 sq ft	Jul 2023	\$1,810,000	\$833

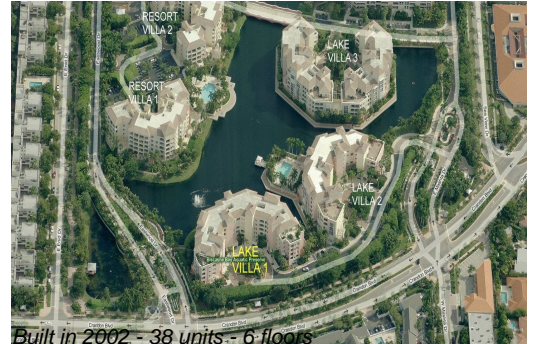
## Market Information



Lake Villa 1:	\$953/sq. ft.	Key Biscayne:	\$1074/sq. ft.
Key Biscayne:	\$1074/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Lake Villa 1	8%
Key Biscayne	2%
Miami-Dade	3%



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

Lake Villa 1	110 days
Key Biscayne	96 days
Miami-Dade	81 days