

# Unit 209 - Lake Villa 3

209 - 739 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number:	A11545747
Status:	Active
Size:	2,470 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	Lake
Rental Price:	\$13,000
List PPSF:	\$5
Valuated Price:	\$2,447,000
Valuated PPSF:	\$991

*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:	50
Number of active listings for rent:	4
Number of active listings for sale:	0
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

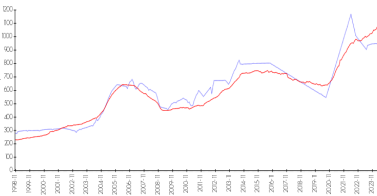
Lake Villa & Resort Villa Condominium Association 737 Crandon Blvd  
 Key Biscayne, FL 33149  
 (305) 361-2035  
 (305)-361-8972

(305) 365-7225  
 (305) 365-7294

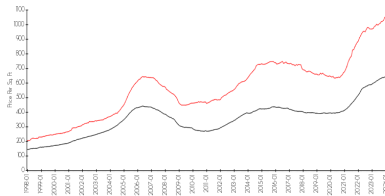
<http://www.oceanclubkeybiscayne.org/Default.aspx?p=DynamicModule&pageid=301066&s>

## Market Information

Lake Villa 3 vs Key Biscayne



Key Biscayne vs Miami-Dade



Lake Villa 3:	\$943/sq. ft.	Key Biscayne:	\$1074/sq. ft.
Key Biscayne:	\$1074/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Lake Villa 3	0%
Key Biscayne	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Lake Villa 3	112 days
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Key Biscayne  
Miami-Dade

96 days  
81 days