

Unit 106 - Lake Tower

106 - 765 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number:	A11580842
Status:	Active
Size:	1,817 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Spaces, Valet Parking
View:	
Rental Price:	\$9,900
List PPSF:	\$5
Valuated Price:	\$1,816,000
Valuated PPSF:	\$999



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

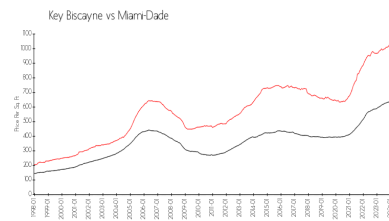
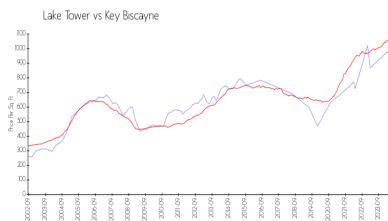
Number of units:	75
Number of active listings for rent:	3
Number of active listings for sale:	5
Building inventory for sale:	6%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

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:	\$1003/sq. ft.	Key Biscayne:	\$1016/sq. ft.
Key Biscayne:	\$1016/sq. ft.	Miami-Dade:	\$704/sq. ft.

Inventory for Sale

Lake Tower	7%
Key Biscayne	2%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Lake Tower	89 days
Key Biscayne	92 days
Miami-Dade	83 days