

# Unit B803 - Towers of Key Biscayne 1

B803 - 1111 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11581257  
 Status: Pending  
 Size: 1,409 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$1,250,000  
 List PPSF: \$887  
 Valuated Price: \$903,000  
 Valuated PPSF: \$641

*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: 263  
 Number of active listings for rent: 8  
 Number of active listings for sale: 5  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

## Building Association Information

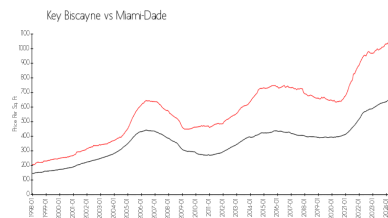
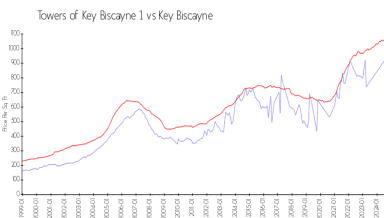
The Towers of Key Biscayne Condominium Association  
 (305) 361-9114

<http://www.tkbonline.com/contact-us>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
A1104	1,409 sq ft	Jun 2024	\$1,150,000	\$816
B1203	1,409 sq ft	May 2024	\$1,195,000	\$848
B105	1,409 sq ft	Apr 2024	\$1,320,000	\$937
C407	1,782 sq ft	Feb 2024	\$1,250,000	\$701
B1104	1,409 sq ft	Jan 2024	\$1,130,000	\$802

## Market Information



Towers of Key Biscayne 1:	\$925/sq. ft.	Key Biscayne:	\$1034/sq. ft.
Key Biscayne:	\$1034/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Towers of Key Biscayne 1: 2%  
 Key Biscayne: 3%



Built in 1972 - 262 units (538 with phase 2) - 16 floors

Miami-Dade

4%

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

Towers of Key Biscayne 1

72 days

Key Biscayne

99 days

Miami-Dade

84 days