

# Unit 436 - Ocean Sound - Key Colony 2

436 - 251 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11583679  
 Status: Active  
 Size: 1,532 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View: Ocean View  
 Rental Price: \$6,800  
 List PPSF: \$4  
 Valuated Price: \$1,571,000  
 Valuated PPSF: \$1,025

*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.*

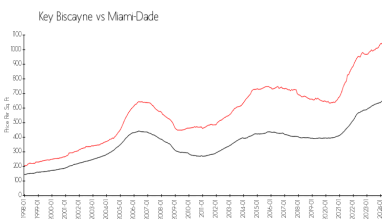
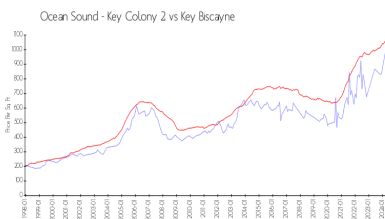
## Building Information

Number of units: 310  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 3

## Building Association Information

Key Colony 2 Condominium Assn  
 Key Colony 1 Condominium  
 Association Inc,Tidemark,  
 251 Crandon Blvd,  
 Key Biscayne, FL 33149  
 Phone: (305) 361-9351

## Market Information



|                             |                |               |                |
|-----------------------------|----------------|---------------|----------------|
| Ocean Sound - Key Colony 2: | \$1090/sq. ft. | Key Biscayne: | \$1016/sq. ft. |
| Key Biscayne:               | \$1016/sq. ft. | Miami-Dade:   | \$704/sq. ft.  |

## Inventory for Sale

Ocean Sound - Key Colony 2: 1%  
 Key Biscayne: 2%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Ocean Sound - Key Colony 2: 86 days  
 Key Biscayne: 92 days  
 Miami-Dade: 83 days

