

# Unit 306 - Resort Villa 1

306 - 701 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11598132  
 Status: Active  
 Size: 1,310 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$9,500  
 List PPSF: \$7  
 Valuated Price: \$1,609,000  
 Valuated PPSF: \$1,228

*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

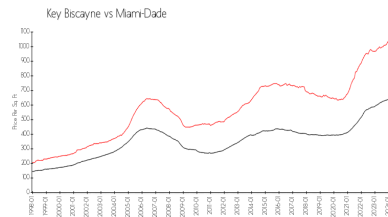
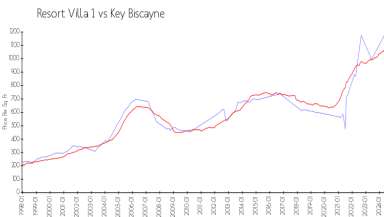
Number of units: 46  
 Number of active listings for rent: 8  
 Number of active listings for sale: 3  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 0  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

Ocean Club Community Association, Inc  
 753 Crandon Blvd Key Biscayne FL33149  
 (305) 361-3361  
 (305)-365-6085

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

## Market Information



Resort Villa 1:	\$1189/sq. ft.	Key Biscayne:	\$1016/sq. ft.
Key Biscayne:	\$1016/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

Resort Villa 1: 7%  
 Key Biscayne: 2%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Resort Villa 1: n/a  
 Key Biscayne: 92 days  
 Miami-Dade: 83 days

