

Unit 407 - Lake Tower

407 - 765 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number:	A11611189
Status:	Active
Size:	3,091 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Golf Cart Parking,Valet Parking
View:	
List Price:	\$3,299,000
List PPSF:	\$1,067
Valuated Price:	\$3,254,000
Valuated PPSF:	\$1,053

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:	1
Number of sales over the last 3 months:	1

Building Association Information

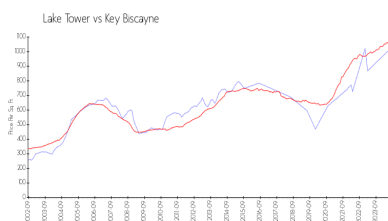
The Ocean Club - Lake Tower
795 Crandon Blvd.
Key Biscayne, FL 33149
305-365-2822

<http://www.oceanclubkeybiscayne.org/Default.aspx?p=DynamicModule&pageid=301066&ssid=185>

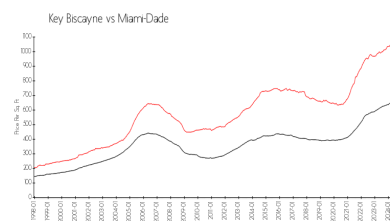
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
311	2,602 sq ft	Jun 2024	\$2,415,000	\$928
301	3,112 sq ft	Feb 2024	\$2,850,000	\$916

Market Information



Lake Tower: \$1025/sq. ft.
Key Biscayne: \$1025/sq. ft.



Key Biscayne: \$1025/sq. ft.
Miami-Dade: \$695/sq. ft.

Inventory for Sale

Lake Tower	7%
Key Biscayne	3%
Miami-Dade	4%



Avg. Time to Close Over Last 12 Months

Lake Tower	89 days
Key Biscayne	96 days
Miami-Dade	84 days