

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: \$3,184,000
 Valuated PPSF: \$1,030

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

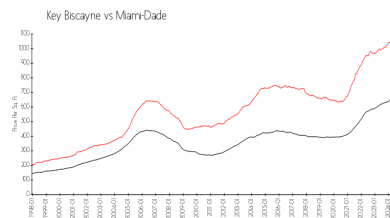
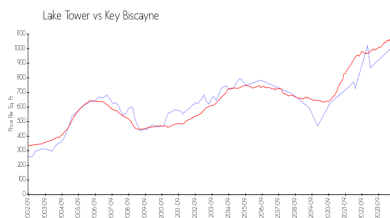
The Ocean Club - Lake Tower
 795 Crandon Blvd.
 Key Biscayne, FL 33149
 305-365-2822

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

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

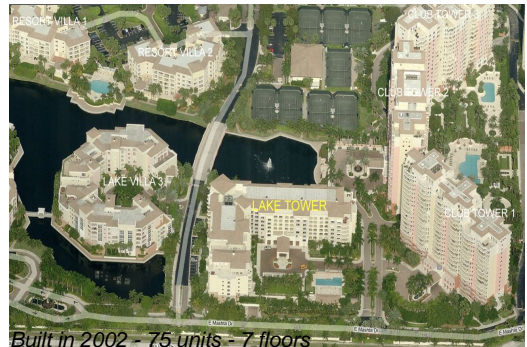
Market Information



Lake Tower: \$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