

# Unit 704 - Ocean Tower 2

704 - 791 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11614177  
 Status: Active  
 Size: 2,510 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$3,295,000  
 List PPSF: \$1,313  
 Valuated Price: \$3,248,000  
 Valuated PPSF: \$1,294

*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: 111  
 Number of active listings for rent: 7  
 Number of active listings for sale: 3  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

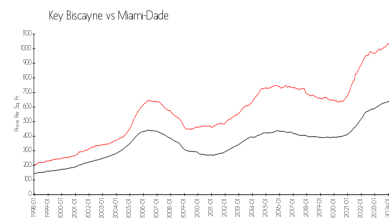
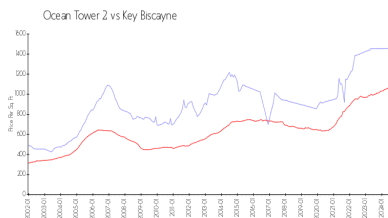
Ocean Tower two Condominium Association Inc  
 (305) 365-7775

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
402	2,510 sq ft	Jul 2024	\$3,900,000	\$1,554
407	3,581 sq ft	Jun 2024	\$4,710,000	\$1,315
907	3,581 sq ft	Dec 2023	\$5,450,000	\$1,522

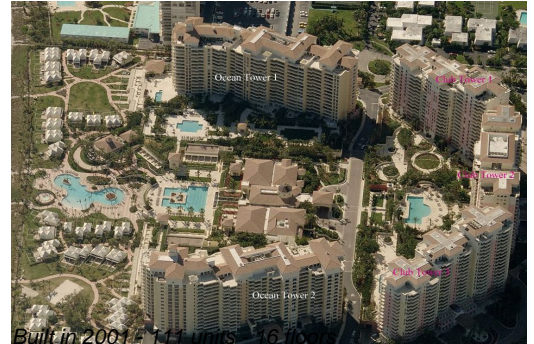
## Market Information



Ocean Tower 2: \$1457/sq. ft.  
 Key Biscayne: \$1034/sq. ft.  
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 Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Ocean Tower 2: 3%  
 Key Biscayne: 3%  
 Miami-Dade: 4%



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

Ocean Tower 2	86 days
Key Biscayne	99 days
Miami-Dade	84 days