

# Unit 325 - Ocean Sound - Key Colony 2

325 - 251 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11615316  
 Status: Active  
 Size: 1,532 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View: Garden View  
 Rental Price: \$6,700  
 List PPSF: \$4  
 Valuated Price: \$1,485,000  
 Valuated PPSF: \$969

*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.*

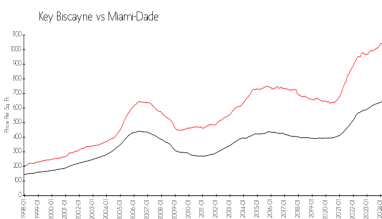
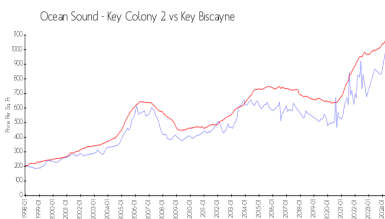
## Building Information

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

