

# Unit E405 - Towers of Key Biscayne 2

E405 - 1121 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11620356  
 Status: Active  
 Size: 1,409 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$1,169,000  
 List PPSF: \$830  
 Valuated Price: \$846,000  
 Valuated PPSF: \$600

*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: 269  
 Number of active listings for rent: 3  
 Number of active listings for sale: 16  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 2

## Building Association Information

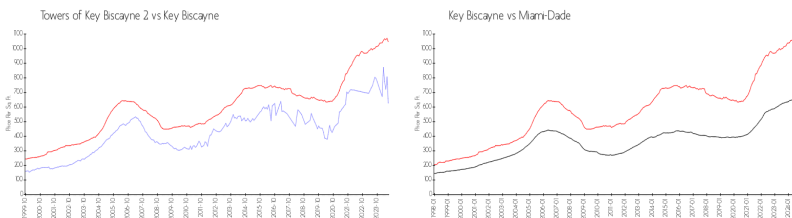
The Towers of Key Biscayne Condominium Association  
 (305) 361-9114

<http://www.tkbonline.com/contact-us>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
D105	1,409 sq ft	Aug 2024	\$810,000	\$575
E1108	1,782 sq ft	Jul 2024	\$1,610,000	\$903
E306	1,409 sq ft	Jun 2024	\$760,000	\$539
E804	1,409 sq ft	May 2024	\$855,000	\$607
F1003	1,597 sq ft	May 2024	\$1,375,000	\$861

## Market Information



Towers of Key Biscayne 2:	\$626/sq. ft.	Key Biscayne:	\$1047/sq. ft.
Key Biscayne:	\$1047/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Towers of Key Biscayne 2: 6%  
 Key Biscayne: 2%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



Built in 1972 - 276 units (536 with Phase I) - 46 floors

Towers of Key Biscayne 2  
Key Biscayne  
Miami-Dade

72 days  
102 days  
85 days