

# Unit 406 - Lake Villa 2

406 - 731 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11638941  
 Status: Active  
 Size: 2,470 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$16,000  
 List PPSF: \$6  
 Valuated Price: \$3,108,000  
 Valuated PPSF: \$1,258

*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

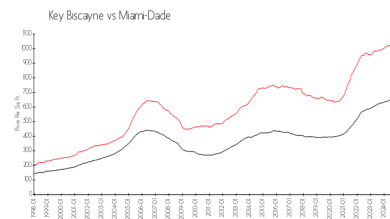
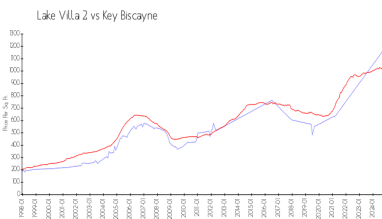
Number of units: 36  
 Number of active listings for rent: 1  
 Number of active listings for sale: 3  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

Lake Villa Condominium Association  
 733 Crandon Boulevard  
 Key Biscayne, FL33149  
 (305) 365-7266  
 (305)-361-8972

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

## Market Information



Lake Villa 2:	\$1188/sq. ft.	Key Biscayne:	\$1029/sq. ft.
Key Biscayne:	\$1029/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Lake Villa 2: 8%  
 Key Biscayne: 3%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Lake Villa 2: 177 days  
 Key Biscayne: 95 days  
 Miami-Dade: 90 days

