

# Unit 605 - Grand Bay Residences

605 - 445 Grand Bay Dr, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number:	A11658116
Status:	Pending
Size:	3,320 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Spaces,Assigned Parking,Valet Parking
View:	Ocean View,Direct Ocean
Rental Price:	\$20,750
List PPSF:	\$6
Valuated Price:	\$4,107,000
Valuated PPSF:	\$1,237

*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.*

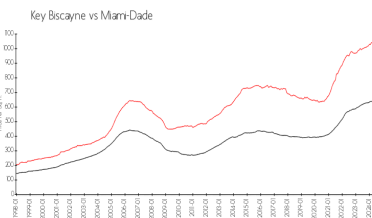
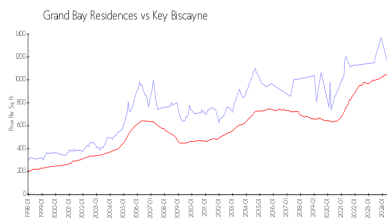
## Building Information

Number of units:	137
Number of active listings for rent:	3
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:	1
Number of sales over the last 3 months:	0

## Building Association Information

Grand Bay Residences Condominium Association  
(305) 365-1771

## Market Information



Grand Bay Residences:	\$1023/sq. ft.	Key Biscayne:	\$1025/sq. ft.
Key Biscayne:	\$1025/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Grand Bay Residences	2%
Key Biscayne	3%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Grand Bay Residences	133 days
Key Biscayne	101 days
Miami-Dade	87 days

