

# Unit PH-4 - Lake Tower

PH-4 - 765 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11693826  
 Status: Active  
 Size: 2,602 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available  
 View:  
 List Price: \$3,075,000  
 List PPSF: \$1,182  
 Valuated Price: \$2,785,000  
 Valuated PPSF: \$1,070

*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: 75  
 Number of active listings for rent: 3  
 Number of active listings for sale: 8  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

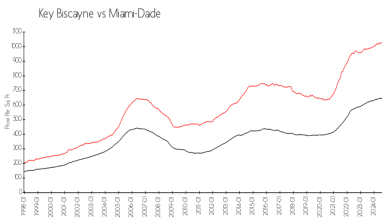
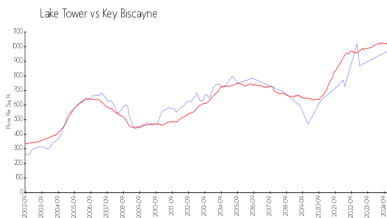
The Ocean Club - Lake Tower  
 795 Crandon Blvd.  
 Key Biscayne, FL 33149  
 305-365-2822

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
311	2,602 sq ft	Jun 2024	\$2,415,000	\$928
301	3,112 sq ft	Feb 2024	\$2,850,000	\$916

## Market Information



Lake Tower: \$967/sq. ft.      Key Biscayne: \$1029/sq. ft.  
 Key Biscayne: \$1029/sq. ft.      Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Lake Tower: 11%  
 Key Biscayne: 3%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months



Lake Tower  
Key Biscayne  
Miami-Dade

89 days  
95 days  
91 days