

# Unit 402 - Resort Villa 1

402 - 701 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number: A11797478  
 Status: Active  
 Size: 1,830 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Guest Parking,Street Parking

View:  
 List Price: \$1,995,000  
 List PPSF: \$1,090  
 Valuated Price: \$1,830,000  
 Valuated PPSF: \$1,000

*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: 46  
 Number of active listings for rent: 8  
 Number of active listings for sale: 3  
 Building inventory for sale: 6%  
 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

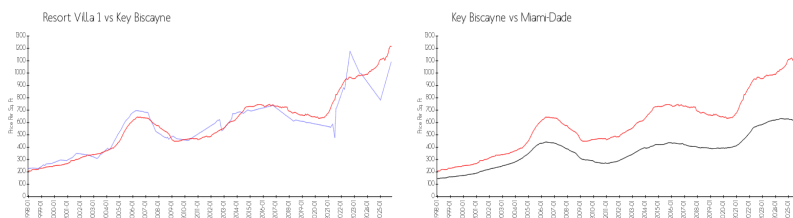
Ocean Club Community Association, Inc  
 753 Crandon Blvd Key Biscayne FL33149  
 (305) 361-3361  
 (305)-365-6085

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
309	1,830 sq ft	Jan 2025	\$1,425,000	\$779

## Market Information

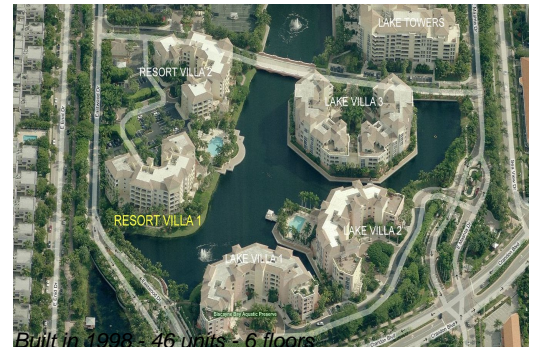


Resort Villa 1:	\$1093/sq. ft.	Key Biscayne:	\$1215/sq. ft.
Key Biscayne:	\$1215/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Resort Villa 1	7%
Key Biscayne	2%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Resort Villa 1  
Key Biscayne  
Miami-Dade

79 days  
89 days  
77 days