

Unit 305 - Lake Villa 1

305 - 721 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

Unit Information

MLS Number:	A11854323
Status:	Active
Size:	2,174 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$2,550,000
List PPSF:	\$1,173
Valuated Price:	\$2,227,000
Valuated PPSF:	\$1,024

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:	38
Number of active listings for rent:	1
Number of active listings for sale:	3
Building inventory for sale:	7%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

Building Association Information

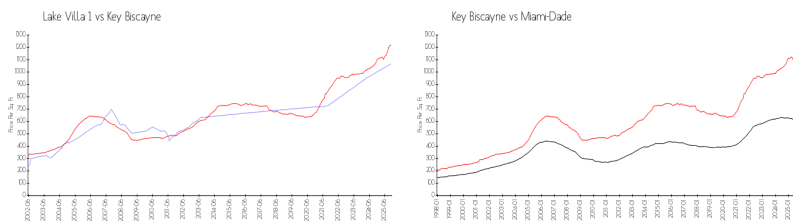
Lake Villa One Condominium Association Inc 721 Crandon Blvd Key Biscayne 33149
(305) 361-1359
(305)-361-8972

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
206	2,497 sq ft	Jul 2025	\$2,475,000	\$991
408	2,683 sq ft	Mar 2025	\$2,550,000	\$950

Market Information



Lake Villa 1:	\$1068/sq. ft.	Key Biscayne:	\$1215/sq. ft.
Key Biscayne:	\$1215/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Lake Villa 1	8%
Key Biscayne	2%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Lake Villa 1	60 days
Key Biscayne	89 days

