

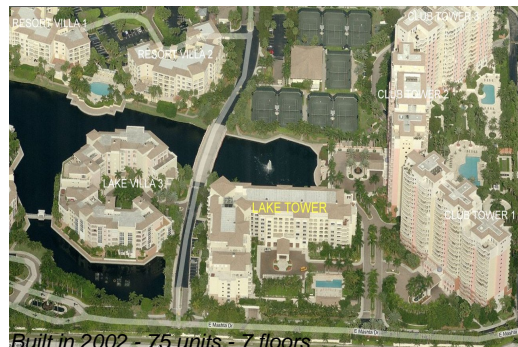
# Unit 102 - Lake Tower

102 - 765 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

MLS Number:	A11897181
Status:	Active
Size:	3,368 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$4,100,000
List PPSF:	\$1,217
Valuated Price:	\$3,269,000
Valuated PPSF:	\$971

*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:	2
Building inventory for sale:	2%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

## Building Association Information

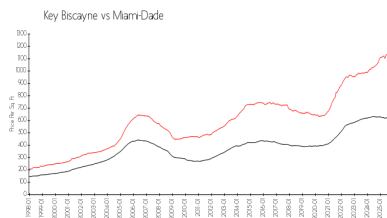
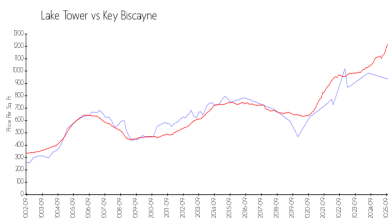
The Ocean Club - Lake Tower  
795 Crandon Blvd.  
Key Biscayne, FL 33149  
305-365-2822

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
305	2,602 sq ft	Nov 2025	\$2,150,000	\$826
PH-12	3,112 sq ft	Oct 2025	\$2,850,000	\$916
510	2,602 sq ft	Oct 2025	\$2,700,000	\$1,038

## Market Information



Lake Tower:	\$930/sq. ft.	Key Biscayne:	\$1215/sq. ft.
Key Biscayne:	\$1215/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Lake Tower	3%
Key Biscayne	2%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Lake Tower  
Key Biscayne  
Miami-Dade

129 days  
89 days  
77 days