

# Unit E504 - Towers of Key Biscayne 2

E504 - 1121 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11898148    |
| Status:         | Active       |
| Size:           | 1,409 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$1,240,000  |
| List PPSF:      | \$880        |
| Valuated Price: | \$918,000    |
| Valuated PPSF:  | \$652        |

*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:                         | 269 |
| Number of active listings for rent:      | 3   |
| Number of active listings for sale:      | 12  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 0   |

## Building Association Information

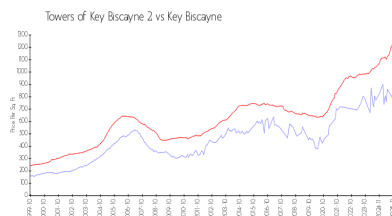
The Towers of Key Biscayne Condominium Association  
(305) 361-9114

<https://www.tkbonline.com/contact-us>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| E105   | 1,409 sq ft | Aug 2025     | \$875,000   | \$621   |
| F602   | 2,402 sq ft | Jun 2025     | \$1,950,000 | \$812   |
| F906   | 1,782 sq ft | Jun 2025     | \$1,350,000 | \$758   |
| D907   | 1,782 sq ft | Jun 2025     | \$1,950,000 | \$1,094 |
| F903   |             | May 2025     | \$1,225,000 |         |

## Market Information

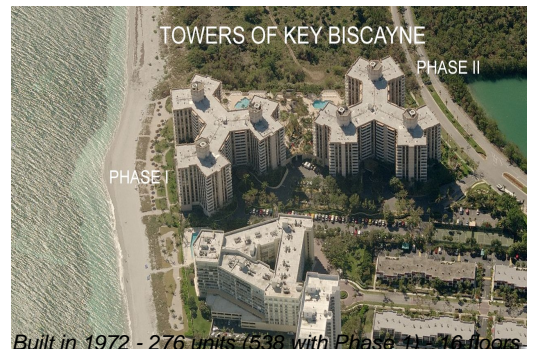


|                           |                |               |                |
|---------------------------|----------------|---------------|----------------|
| Towers of Key Biscayne 2: | \$779/sq. ft.  | Key Biscayne: | \$1215/sq. ft. |
| Key Biscayne:             | \$1215/sq. ft. | Miami-Dade:   | \$668/sq. ft.  |

## Inventory for Sale

|                          |    |
|--------------------------|----|
| Towers of Key Biscayne 2 | 4% |
| Key Biscayne             | 2% |
| Miami-Dade               | 4% |

## Avg. Time to Close Over Last 12 Months



|                          |          |
|--------------------------|----------|
| Towers of Key Biscayne 2 | 141 days |
| Key Biscayne             | 89 days  |
| Miami-Dade               | 77 days  |