

# Unit 1402 - Ocean Tower 2

1402 - 791 Crandon Blvd, Key Biscayne, FL, Miami-Dade 33149

## Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | A11903353   |
| Status:         | Active  |
| Size:           | 2,510 Sq ft.  |
| Bedrooms:       | 3   |
| Full Bathrooms: | 3   |
| Half Bathrooms: | 0   |
| Parking Spaces: | 2 Spaces,Additional Spaces<br>Available,Valet Parking |
| View:           | Garden View,Direct Ocean,Pool Area View               |
| Rental Price:   | \$20,000  |
| List PPSF:      | \$8   |
| Valuated Price: | \$2,840,000   |
| Valuated PPSF:  | \$1,131   |

*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

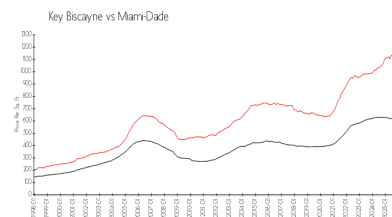
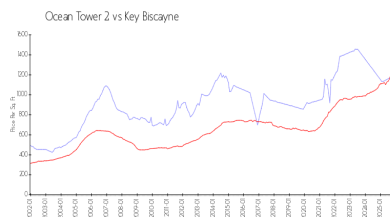
|  |     |
|--|-----|
| Number of units:                         | 111 |
| Number of active listings for rent:      | 7   |
| Number of active listings for sale:      | 2   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 3   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

Ocean Tower two Condominium Association Inc  
(305) 365-7775

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

## Market Information



|                |                |               |                |
|----------------|----------------|---------------|----------------|
| Ocean Tower 2: | \$1188/sq. ft. | Key Biscayne: | \$1215/sq. ft. |
| Key Biscayne:  | \$1215/sq. ft. | Miami-Dade:   | \$668/sq. ft.  |

## Inventory for Sale

|               |    |
|---------------|----|
| Ocean Tower 2 | 2% |
| Key Biscayne  | 2% |
| Miami-Dade    | 4% |

## Avg. Time to Close Over Last 12 Months

|               |         |
|---------------|---------|
| Ocean Tower 2 | 78 days |
| Key Biscayne  | 88 days |
| Miami-Dade    | 77 days |

