



A11225941 © Miami MLS © 2022

**\$1,540,000**

## **151 CRANDON BLVD 109 KEY BISCAYNE FL 33149**

<https://miamirealestateinc.com>

Spectacular LANAI in Emerald Bay at Key Colony with expansive patio area that is perfect for entertaining. Patio opens directly to the pool, gym, tennis courts, and serves as a private entrance to the garage without needing to go through the lobby. Bright, spacious, and fully remodeled 2BR/2BA with marble flooring, new bathrooms, and high-end [...]

- 2 beds
- 2 baths
- Condominium
- Residential
- Active
- 1532 sq ft

### **Basics**

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 1980

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 1532 sq ft



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## Rooms & Units Description

**Unit Number:** 109

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## Location Details

**County Or Parish:** Miami-Dade County

**Elementary School:** Keybiscayne

**High School:** Mast Academy

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## Property details

**Total Building Area:** 1532

**Subdivision Name:** THE EMERALDBAY @ KEY COLO

**Parcel Number:** 24-42-32-019-0610 **Possession:** Closing & Funding

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## Property Features



**Exterior Features:** Patio,Tennis Court(s)

**Waterfront Features:** Ocean Front

**Parking Features:**  
Attached,Covered,Garage,One Space

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Marble

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Garden

**Entry Location:** 1

**Property Attached Y/N:** 1

**Attached Garage Y/N:** 1

**Interior Features:** Bedroom on Main Level,First Floor Entry,Elevator

**Pool Features:** Association,Heated

**Appliances:** Dryer,Dishwasher,Electric Range,Refrigerator

**Association Amenities:** Fitness Center,Pool,Tennis Court(s),Vehicle Wash Area,Elevator(s)

**Cooling:** Electric

**Covered Spaces:** 1

**Garage Spaces:** 1

**Heating:** Electric

**Pets Allowed:** Conditional,Yes

**Entry Level:** 1

**Patio and Porch Features:** Patio

**Waterfront Y/N:** 1

**Stories Total:** 12

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## Miscellaneous

**Public Survey Township:** 24

**Public Survey Section:** 32

**Syndication Remarks:** Lanai facing West which opens directly towards the pool w/ no need to go through the lobby; great outdoor area, 2BR/2BA, completely renovated.

**Year Built Details:** Resale

**Virtual Tour URL:** <https://vimeo.com/726780121>

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## Fees & Taxes



**Tax Annual Amount:** 7593

**Tax Year:** 2021

**Tax Legal Description:** THE  
EMERALDBAY @ KEY COLONY CONDO  
UNIT 109 UNDIV .003066% INT IN  
COMMON ELEMENTS OFF REC  
10846-1456 19385-726 OR 11017-1452  
0281 6 COC 23658

**Association Fee:** 4459

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Association  
Management,Amenities,Common  
Areas,Insurance,Maintenance  
Grounds,Pool(s),Security,Trash

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## Courtesy of

**Office Name:** Coldwell Banker Realty

