



**\$1,425,000**

## **151 CRANDON BLVD 823 KEY BISCAYNE FL 33149**

<https://miamirealestateinc.com>

Spacious 2-bedroom in Emerald Bay at Key Colony offers a seamless open layout with breathtaking island views flooding the space with natural light. Modern updates include a kitchen overlooking the dining area and a split bedroom layout for privacy. The master suite boasts a walk-in closet, luxurious bathroom with separate shower and tub, double sinks, [...]

- 2 beds
- 2 baths
- Condominium
- Residential
- Active
- 1778 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:** 1778 sq ft



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# Rooms & Units Description

**Unit Number:** 823

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## Location Details

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

**Directions:** Arriving via Crandon Blvd, turn left at the second traffic light. Pass gate, go right towards the parking entrance on the left. Visitor parking is at the end. Go to the elevator lobby and go to the 8th floor. The unit is on the right side of the corridor.

**Elementary School:** Keybiscayne

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## Property details

**Total Building Area:** 1778      **Direction Faces:** South

**Disclosures:** Special Assessment      **Subdivision Name:** THE EMERALDBAY @ KEY COLO

**Parcel Number:** 24-42-32-019-0990      **Possession:** Close Of Escrow

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## Property Features



<b>Exterior Features:</b> Balcony,Tennis Court(s),Storm/Security Shutters	<b>Interior Features:</b> Bidet,Bedroom on Main Level,Closet Cabinetry,Dual Sinks,Entrance Foyer,Eat-in Kitchen,Jetted Tub,Living/Dining Room,Custom Mirrors,Pantry,Sitting Area in Primary,Split Bedrooms,Separate Shower,Walk-In Closet(s)
<b>Waterfront Features:</b> Ocean Access	<b>Window Features:</b> Sliding
<b>Pool Features:</b> Heated	<b>Parking Features:</b> Attached,Covered,Garage,Guest,One Space
<b>Security Features:</b> Complex Fenced,Door Man,Security Guard	<b>Appliances:</b> Built-In Oven,Dryer,Dishwasher,Electric Range,Electric Water Heater,Disposal,Microwave,Refrigerator,Washer
<b>Architectural Style:</b> High Rise	<b>Association Amenities:</b> Beach Rights,Billiard Room,Clubhouse,Fitness Center,Hobby Room,Playground,Pool,Sauna,Tennis Court(s),Trash,Elevator(s)
<b>Construction Materials:</b> Brick,Block	<b>Cooling:</b> Central Air,Electric
<b>Cooling Y/N:</b> 1	<b>Covered Spaces:</b> 2
<b>Flooring:</b> Marble,Wood	<b>Furnished:</b> Unfurnished
<b>Garage Spaces:</b> 2	<b>Garage Y/N:</b> 1
<b>Heating:</b> Central,Electric	<b>Heating Y/N:</b> 1
<b>Pets Allowed:</b> No	<b>View:</b> Bay
<b>View Y/N:</b> 1	<b>Entry Level:</b> 8
<b>Entry Location:</b> 8	<b>Patio and Porch Features:</b> Balcony,Open
<b>Property Attached Y/N:</b> 1	<b>Waterfront Y/N:</b> 1
<b>Attached Garage Y/N:</b> 1	<b>Stories Total:</b> 12
<b>Utilities:</b> Cable Available	

Miscellaneous

<b>Public Survey Township:</b> 24	<b>Public Survey Section:</b> 32
<b>Syndication Remarks:</b> Oversize 2/2 in Key Colony 3. Open layout, island views, modern kitchen, split bedrooms, balcony, and amazing amenities.	<b>Year Built Details:</b> Resale
<b>Virtual Tour URL:</b> <a href="https://www.propertypanorama.com/instaview/mia/A11550841">https://www.propertypanorama.com/instaview/mia/A11550841</a>	



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# Fees & Taxes

**Tax Annual Amount:** 6799

**Tax Year:** 2023

**Tax Legal Description:** THE  
EMERALDBAY @ KEY COLONY  
CONDO UNIT 823 UNDIV  
.003558% INT IN COMMON  
ELEMENTS OFF REC 10846-1456  
19385-726 OR 18457-1489 0199  
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**Association Fee:** 6484

**Association Fee Frequency:**  
Quarterly

**Association Fee Includes:** Association  
Management,Amenities,Insurance,Maintenance  
Structure,Pool(s),Security,Trash,Water

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# Courtesy of

**Office Name:** Coldwell Banker Realty

