



\$2,997,500

## 765 CRANDON BLVD 301 KEY BISCAYNE FL 33149

<https://miamirealestateinc.com>

Unique opportunity to own a 3,112 sqft unit at one of the The Ocean Club's full-service doorman buildings - Lake Tower. This unit features 3 bedrooms, 4 1/2 baths, living room, formal dining room, family room, a laundry room with a full bathroom and 2 balconies overlooking lakes, gardens and pools. The Ocean Club provides [...]

- 3 beds
- 5 baths
- Condominium
- Residential
- Active
- 3112 sq ft

### Basics

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 3112 sq ft

**Bathrooms Full:** 4

**Category:** Residential

**Status:** Active

**Bathrooms:** 5 baths

**Year built:** 2002



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## Rooms & Units Description

**Unit Number:** 301

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## Location Details

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

**Directions:** Once you arrive on Key Biscayne, drive south on Crandon Blvd and turn left (east) on the corner of Crandon Blvd & W Mashta Drive (the 2nd or South Ocean Club security gate).

**Elementary School:**  
Keybiscayne

**High School:** Mast Academy

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## Property details

**Direction Faces:** South

**Subdivision Name:** LAKE TOWER CONDO

**Parcel Number:** 24-52-05-068-0030

**Possession:** Negotiable

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## Property Features



**Exterior Features:** Balcony, Storm/Security Shutters

**Accessibility Features:** Accessibility Features, Accessible Elevator Installed, Other

**Window Features:** Plantation Shutters

**Parking Features:** Assigned, Attached, Covered, Garage, Valet

**Appliances:** Built-In Oven, Dryer, Dishwasher, Electric Range, Electric Water Heater, Disposal, Microwave, Refrigerator, Washer

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Marble, Wood

**Garage Spaces:** 2

**Heating:** Electric

**Pets Allowed:** Conditional, Yes

**View Y/N:** 1

**Entry Location:** 3

**Property Attached Y/N:** 1

**Attached Garage Y/N:** 1

**Utilities:** Cable Available

**Interior Features:** Built-in Features, Bedroom on Main Level, Breakfast Area, Closet Cabinetry, Dining Area, Separate/Formal Dining Room, Eat-in Kitchen, Elevator, Main Living Area Entry Level, Split Bedrooms, Walk-In Closet(s)

**Waterfront Features:** Ocean Access, Ocean Front

**Pool Features:** Association, Heated

**Security Features:** Fire Sprinkler System

**Association Amenities:** Basketball Court, Bike Storage, Clubhouse, Fitness Center, Playground, Pool, Sauna, Tennis Court(s), Elevator(s)

**Cooling:** Electric

**Covered Spaces:** 2

**Furnished:** Unfurnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Garden, Lake, Pool

**Entry Level:** 3

**Patio and Porch Features:** Balcony, Open

**Waterfront Y/N:** 1

**Stories Total:** 6

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## Miscellaneous

**Public Survey Township:** 24

**Syndication Remarks:** 3,112 sqft unit at one of The Ocean Club's full-service buildings, featuring 3 beds, 4.5 baths, living room, dining room, family room and 2 balconies.

**Virtual Tour URL:** <https://vimeo.com/763875948>

**Public Survey Section:** 5

**Year Built Details:** Resale



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## Fees & Taxes

**Tax Annual Amount:** 24775

**Tax Year:** 2021

**Tax Legal Description:** LAKE TOWER  
CONDO UNIT 301 UNDIV 1.5222 % INT  
IN COMMON ELEMENTS OFF REC  
20675-0773 OR 20752-1473 1002 1

**Association Fee:** 3042

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Association  
Management,Common Areas,Cable TV,Maintenance  
Grounds,Parking,Pest Control,Pool(s),Recreation  
Facilities,Reserve Fund,Sewer,Trash,Water

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## Courtesy of

**Office Name:** One Sotheby's International Realty

