



A11534322 © Miami MLS® 2024

\$3,495,000

## 765 CRANDON BLVD PH-12 KEY BISCAYNE FL 33149

<https://miamirealestateinc.com>

Enjoy the best Island lifestyle living at the Ocean Club, a gated Key Biscayne gem. This oversized 3Bed/4.5 Bath cornet unit, 3,112 sqft with spacious bedrooms, home office, laundry room, electrical shades, 2 A/C units, 2 covered parking spaces located conveniently in front of the elevators. Revel in refined living with Ocean and Lake views [...]

- 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:** PH-12

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## Location Details

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

**Middle/Junior School:** Coral Gables Prep Academy

**Elementary School:** Keybiscayne

**High School:** Mast Academy

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## Property details

**Total Building Area:** 3112

**Parcel Number:** 24-52-05-068-0750

**Subdivision Name:** LAKE TOWER CONDO

**Possession:** Closing & Funding

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## Property Features



**Exterior Features:** Balcony, Tennis Court(s), Storm/Security Shutters

**Window Features:** Blinds

**Parking Features:** Attached Carport, Assigned, Attached, Covered, Garage, Valet, Garage Door Opener

**Appliances:** Dryer, Dishwasher, Electric Water Heater, Microwave, Refrigerator, Trash Compactor, Washer

**Carport Y/N:** 1

**Cooling:** Electric

**Covered Spaces:** 2

**Garage Spaces:** 2

**Heating:** Central, Electric

**Pets Allowed:** Size Limit, Yes

**View Y/N:** 1

**Entry Location:** 5

**Property Attached Y/N:** 1

**Stories Total:** 6

**Interior Features:** Breakfast Bar, Built-in Features, Bedroom on Main Level, Breakfast Area, Closet Cabinetry, Entrance Foyer, Kitchen Island, Other, Bar, Walk-In Closet(s), Elevator

**Pool Features:** Association

**Security Features:** Door Man, Elevator Secured, Security Guard, Fire Sprinkler System, Smoke Detector(s)

**Association Amenities:** Beach Rights, Basketball Court, Bike Storage, Business Center, Fitness Center, Playground, Pool, Sauna, Spa/Hot Tub, Storage, Tennis Court(s), Vehicle Wash Area, Elevator(s)

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Marble, Other

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Intercoastal, Ocean, Water

**Entry Level:** 5

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

**Attached Garage Y/N:** 1

**Utilities:** Cable Available

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## Miscellaneous

**Public Survey Township:** 24

**Syndication Remarks:** Ocean Club Lake Tower 3bed/4.5 bath corner unit with 3,112 sqft. Easy to show.

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11534322>

**Public Survey Section:** 5

**Year Built Details:** Resale



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## Fees & Taxes

**Tax Annual Amount:** 26898

**Tax Year:** 2023

**Tax Legal Description:** LAKE TOWER  
CONDO UNIT PH-12 UNDIV 1.5222 %  
INT IN COMMON ELEMENTS OFF REC  
20675-0773 OR 20856-4529 1102 1

**Association Fee:** 4386

**Association Fee Frequency:**  
Quarterly

**Association Fee Includes:** Common Areas,Cable  
TV,Electricity,HVAC,Pest  
Control,Pool(s),Security,Trash,Water

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## Courtesy of

**Office Name:** Boschetti Realty Group, LLC.

