



Condo/Co-Op/Villa/Townhouse

[789 Crandon Blvd # 902](#)

KEY BISCAZYNE, FL 33149-2539

ML#: A11274188

Rng Price:

LLP:

Short Sale: No

Listing Brkr: [MRSI01 /My Realty Services Inc](#)

County: Miami-Dade County

Area: 52

Geo Area:

Legal: ✕CLUB TOWER ONE CONDO UNIT 902 UNDIV 0.90094 INT IN COMMON ELEMENTS OFF REC 18324-4978 OR 18972-1621 0100 1 COC 22089-1190 02 2004 1

Furnished:

Bedrooms: 2

Convert Bed:

SqFt (Liv): ✕2,100

SqFt (Adj): ✕2,100

Bld Ar/Src:

Year Built: 1998/Resale

Virtual Tour: [Click Here](#)

List Price: \$2,400,000

Sold Price: \$2,401,000

Status: Closed

REO: No

Auction: No

Baths: 2/1

Efficiency:

Tot SqFt: ✕2,100

Recent: **01/21/2023 : Closed Sale : PS->CS**

Location Information

Folio#: ✕[2452050540230](#)

Municipal Code: 24

Subdivision #: 54

Complex: THE OCEAN CLUB

Unit Floor Loc: 9

Bldg Units:

Elementary:

High:

Neighborhood:

Parcel #: 0230

Town/Range: 52

Map Coord:

Tot Flr in Bldg: 20

Development: THE OCEAN CLUB

Cmplx Units:

Middle:

Model Name:

Section: 5

Int Levels:

Bldg #:

General Information

Type Property: Condo

Unit Detached: No

Park Sp #:

Gov Bodies: Condominium

For Lease:

Boat Services:

Style: C42-Condo 5+ Stories

Garage: 2/Attached

Unit Design: High Rise

Unit View: Bay, Club Area View, Ocean View

Parking Desc: 2 Or More Spaces, Assigned Parking, Covered Parking

Parking Restr: Limited # Of Vehicle, No Rv/Boats, No Trucks/Trailers

Waterfront: Yes/Ocean Front

Water Access: Restricted Salt Water Access

Construction: CBS Construction

Floor: Tile Floors

Security Info: Elevator Secure, Card Entry, Garage Secured, Guard At Site, Private Guards

Front Exposure:

Bal/Porch/Pat:

Min Day Lse: 60

Main Liv Area:

For Lease MLS#:

HOPA: No HOPA

Doc Sp#:

Lse/Yr: 6

SS Addend:

Carport:

Remarks

Remarks: Wonderful Opportunity to own a 9th Floor, two-bedroom, two and a half bath, beach-front condominium with resort-style living at the prestigious Ocean Club in Key Biscayne, Florida. Incredible panoramic views of the ocean and bay from the two large balconies! The private elevator entrance opens to this luxurious oasis that offers many amenities. Enjoy dining, state-of-the-art gym, spa, tennis courts, valet parking, and excellent personal service. Includes two assigned parking spaces in the secure parking garage. The community is guarded at the entrance and there is a lobby attendant in the building for your privacy.

Driving Directions:

Broker Remarks: As per the association rules, real estate showing appointments are only permitted between 9 AM and 5 PM Monday through Friday. Weekends are not allowed. Please schedule your appointment at least the day before. If you need to cancel, please call or text Tony Campo at 786-344-9992.

Office Remarks:

Rooms

Bedroom Desc: Entry Level

Primary Bath: Dual Sinks, Separate Tub & Shower, Whirlpool/Spa

Addition Rooms: Florida Room, Utility Room/Laundry

Dining Desc: Formal Dining

ADA Compliant:

Additional Information

Pets: Yes **Cable:** Yes
Pet Rstr: Restrictions Or Possible Restrictions
Ceiling Fans:
Interior Feat: Built-Ins, Closet Cabinetry, Cooking Island, Elevator, Foyer Entry, Walk-In Closets
Equip/App: Dishwasher, Disposal, Dryer, Electric Water Heater, Elevator, Ice maker, Microwave, Electric Range, Refrigerator, Smoke Detector, Washer
Window Treat: Bay Window, Sliding
Exterior Feat: Open Balcony
Restrictions: Ok To Lease, Other Restrictions
Maint Incl: All Amenities, Common Area, Elevator, Recreation Facilities, Security, Sewer, Water
Heating: Central Heat
Cooling: Central Cooling
Sprinkler:
Approval Info: 3-4 Weeks Approval, Application Fee Required, Association Approval Required
Amenities: Basketball Courts, Clubhouse-Clubroom, Elevator, Exercise Room, Child Play Area, Pool, Spa/Hot Tub, Tennis
Equestrian:
Storm Protect: Complete Accordion Shutters
Green Energy:

Financial Information

Assumable:		\$/SOH Value:		Assessed \$:	
Total Mortg:		Terms:	All Cash, Conventional	Membership:	Yes/\$12,000
Type of Assoc:	Condo	Maint Fee:	\$6,160/Quarterly	Land Lse Fee:	
Application Fee:	\$150	Maint Fee Incl:		Flood Zone:	⌘AE
Rec Lease/Mo:		Assoc Fee Pd:	Quarterly	Owner Agent:	No
Assoc Fee:	\$3,041	Tax Year:	2021		
Tax Amount:	\$18,051	Spec Assess:		Mult Offers :	
Tax Info:	Tax Reflects No Exemptions	PACE:			
Special Info:					
Possession Info:	Funding				
Bonus:	No				
Hardship Pkg:					

Agent/Office Information

Office:	MRSI01 /My Realty Services Inc	Agent Ph:	786-344-9992
Agent:	0613540 /JamesAnthony Campo	Agt Ph 2:	786-344-9992
Ofc Addr:	9760 W. Calusa Club Dr. Miami, FL 33186	Office Fax:	786-427-1370
Agent Email:	myrealtyservices@gmail.com	Agent License:	0613540
Office Ph:	786-344-9992	Own Phone:	
CoAgt Email:		NonRep Cmp:	2.5%
Owner Name:		Blogging:	No
Buy Agt Comp:	2.5%	OK to Advertise:	No
VAR Dual Rt:	No	Joint Agcy:	No
Trans Brk Comp:	2.5%	Occupancy:	Owner Occupied
AVM:	No	Prev LP:	\$2,875,000
Contingencies:	Pending Inspections	Orig LP:	\$2,875,000
Stat Change Dt:	01/21/2023	Internet:	Yes
DOM:	16	Withdrn Dt:	
Expct Clse Dt:	10/31/2022		
Photo Instr:	Realtor to Upload Images 1-99		
List Type:	Exclusive Right to Sell/Rent		
Show Instr:	24 Hour Notice, Appointment Only, Showing Assist		
List Date:	09/16/2022		
Expire Date:	03/09/2023		
Pending Dt:	10/02/2022		
Closing Dt:	01/20/2023		
Intrnt URL:	MiamiTrust.com		
Intrnt Rmrks:	Wonderful Opportunity to own a 9th Floor, two-bedroom beach-front condominium with resort-style living at the Ocean Club in Key Biscayne, Florida.		
Board:	A-Miami Association of REALTORS		

Sold Information

Selling Office:	EWM 08 /BHHS EWM Realty	Selling Office Phone:	305-361-5600
Selling Agent:	3262712 /Darin Spencer Raymond PA	Selling Agent Phone:	305-951-5970
Selling Agt Lic:	3262712	Sale Price:	\$2,401,000
Sell \$ Per SqFt:	\$1,143.33	Sell \$ Per Acre:	
Sold Finance:	Cash		
Seller Contrb:	No		

Prepared By: JamesAnthony Campo

Date Printed: 01/21/2023 10:59 AM

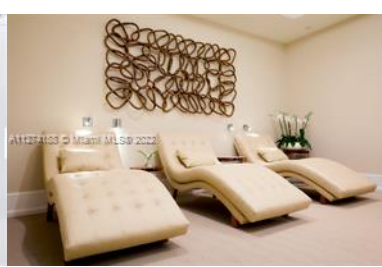
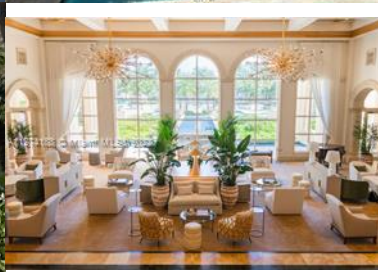
*** Flood Insurance is Required ***



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\$2,401,000







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