



**\$2,395,000**

## 731 CRANDON BLVD 407

<https://miamiluxuryhomes.org>

LAKE VILLA TWO CONDO UNIT 407 UNDIV 2.616% INT IN  
COMMON ELEMENTS OFF REC 17460-3979 OR 18654-2442 0699  
1 COC 21607-1649 08 2003 1 Discover coastal living in this  
elegant 3-bedroom, 3-bath Lake Villa residence located in the  
exclusive resort-style beachfront community of OCEAN CLUB.  
This spacious apartment offers a split floor plan with each [...]

- 3 beds
- 3 baths
- Villa
- Residential
- Active
- 2220 sq ft

## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Floors:** 1, 6 floor

**Year built:** 1996

**Subdivision Name:** LAKE VILLA TWO CONDO

**Type:** Villa

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area:** 2220 sq ft

**View:** Lake

**County:** Miami-Dade



# Building Details

**Architectural Style:** Other  
**Covered Spaces:** 1  
**Levels:** One

**Construction Materials:** Block  
**Garage Spaces:** 1  
**Floor covering:** Hardwood, Marble, Wood

## Amenities & Features

**Pool Features:** Association  
**Security Features:** ElevatorSecured,Other,PhoneEntry,SecurityGuard  
**Association Amenities:** BeachRights,Clubhouse,FitnessCenter,Barbecue,Other,PicnicArea,Playground,Pool,TennisCourts,Elevators  
**Utilities:** CableAvailable  
**Cooling:** CentralAir  
**Furnished:** Negotiable  
**Features:** ExteriorLighting

**Parking Features:** Assigned,Attached,Garage,Guest,OneSpace  
**Patio & Porch Features:** Open,Porch  
**Waterfront Features:** LakeFront,OceanAccess,OceanFront  
**Window Features:** Blinds  
**Exterior Features:** Courtyard,Porch,PrivacyWall,StormSecurityShutters  
**Heating:** Central  
**Interior Features:** BedroomOnMainLevel,BreakfastArea,ClosetCabinetry,DualSinks,EntranceFoyer,EatInKitchen,FirstFloorEntry,JettedTub,LivingDiningRoom,MainLivingAreaEntryLevel,SplitBedrooms,SeparateShower,WalkInClosets,Elevator,Bar

**Appliances:** Dryer,Dishwasher,ElectricRange,ElectricWaterHeater,IceMaker,Microwave,Other,Refrigerator,SelfCleaningOven,Washer

# Nearby Schools

**Middle Or Junior School:** Ponce De Leon  
**Elementary School:** Keybiscayne  
**High School:** Coral Gables

# Expenses, Fees & Taxes

**Association Fee:** \$5,652  
**Tax Annual Amount:** \$25,405  
**Tax Year:** 2023

# Miscellaneous

**Association Fee Frequency:** Quarterly  
**List Office Name:** Coldwell Banker Realty  
**Listing Terms:** Cash,Conventional

