



**\$2,630,000**

## 765 CRANDON BLVD 305

<https://miamiluxuryhomes.org>

LAKE TOWER CONDO UNIT 305 UNDIV 1.27274% INT IN COMMON ELEMENTS OFF REC 20675-0773 OR 20721-3785 1002 1 Rare opportunity to live in this beautiful, unique and charming home in one of the most prestigious building at The Ocean Club, Lake Tower. The residence features 3 beds, 3 full baths with 2,602 SF, an oversized [...]

- 3 beds
- 3 baths
- Condominium
- Residential
- Active
- 2602 sq ft

## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Floors:** 7 floors

**Year built:** 2002

**Subdivision Name:** LAKE TOWER CONDO

**Type:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area:** 2602 sq ft

**View:** Garden,Lake,TennisCourt

**County:** Miami-Dade County



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# Building Details

**Architectural Style:** HighRise,SplitLevel

**Covered Spaces:** 2

**Levels:** MultiSplit

**Construction Materials:** Block

**Garage Spaces:** 2

**Floor covering:** Carpet, Marble

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## Amenities & Features

**Pool Features:** Association,Heated

**Security Features:** Complex,Fenced,DoorMan,SecurityGuard,FireSprinklerSystem,SmokeDetectors

**Association Amenities:**

BikeStorage,BusinessCenter,Clubhouse,FitnessCenter,Playground,Pool,Sauna,SpaHotTub,TennisCourts,Trash

**Window Features:** Drapes,PlantationShutters

**Exterior Features:** Balcony,Patio,StormSecurityShutters

**Features:** ExteriorLighting

**Appliances:** Dryer,Dishwasher,ElectricRange,ElectricWaterHeater,Disposal,Microwave,Refrigerator

**Parking Features:** Covered,TwoorMoreSpaces,Valet

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

**Waterfront Features:** LakeFront,OceanAccess

**Cooling:** CentralAir,Electric

**Heating:** Central,Electric

**Interior Features:**

Bidet,BuiltInFeatures,BedroomonMainLevel,BreakfastArea,ClosetCabinetry,DiningArea,SeparateFormalDiningRoom,DualSinks,EntranceFoyer,EatinKitchen,JettedTub,MainLivingAreaEntryLevel,SittingAreainPrimary,SplitBedrooms,SeparateShower,Elevator

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# Expenses, Fees & Taxes

**Association Fee:** \$4,386

**Tax Year:** 2023

**Tax Annual Amount:** \$19,207

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# Miscellaneous

**Association Fee Frequency:** Quarterly

**Listing Terms:** Cash,Conventional

**List Office Name:** BHHS EWM Realty

**Attribution Contact:** Barreto.p@ewm.com

