



**\$2,450,000**

## 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 Spacious 3 Bedroom, 3 Bath Unit With A Floor Thru Design Offering Both North & South Exposures! The Living Room & Master Bedroom Areas Have Tropical Views To The Lake, Palm Trees & Fountain. The Kitchen/Den, And [...]

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

### Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Floors:** 6 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

**County:** Miami-Dade



# Building Details

**Architectural Style:** HighRise

**Covered Spaces:** 2

**Floor covering:** Marble

**Construction Materials:** Block

**Garage Spaces:** 2

## Amenities & Features

<b>Pool Features:</b> Association,Heated	<b>Parking Features:</b> Assigned,Covered,TwoOrMoreSpaces
<b>Security Features:</b> ElevatorSecured,LobbySecured,FireSprinklerSystem	<b>Patio &amp; Porch Features:</b> Balcony,Deck,Open
<b>Association Amenities:</b> BasketballCourt,BikeStorage,Clubhouse,Playground,Pickleball,Pool,SpaHotTub,Storage,TennisCourts,Trash,Elevators	<b>Waterfront Features:</b> Other
<b>Utilities:</b> CableAvailable	<b>Cooling:</b> Electric
<b>Exterior Features:</b> Balcony,Deck,StormSecurityShutters	<b>Heating:</b> Electric
<b>Interior Features:</b> Bidet,BuiltInFeatures,ClosetCabinetry,DiningArea,SeparateFormalDiningRoom,DualSinks,EntranceFoyer,KitchenDiningCombo,SeparateShower	<b>Appliances:</b> Dryer,Dishwasher,ElectricRange,ElectricWaterHeater,Disposal,Microwave,Refrigerator,SelfCleaningOven

# Expenses, Fees & Taxes

**Association Fee:** \$4,464

**Tax Annual Amount:** \$19,486

**Tax Year:** 2024

# Miscellaneous

**Association Fee Frequency:** Quarterly    **List Office Name:** Fortune Christie's International Real Estate

**Listing Terms:** Cash

