

INES FLAX

YOUR PREMIER OCEANFRONT SPECIALIST
& MOST TRUSTED NAME IN SOUTH FLORIDA REAL ESTATE.





Price: \$2,475,000			MLS Number: A11938594			Condo / Town Home				
151 Crandon Blvd Unit 600, Key Biscayne, Florida 33149 USA										
Beds: 4			Baths: 4			Living Area: 2,975				
Unit: 600			HOA Fees: \$3,816			Waterfront: YES				
Year Built: 1980										
Community: THE EMERALDBAY @ KEY COLON					Subdivision: THE EMERALDBAY @ KEY COLON					
Elementary School: Keybiscayne					Junior High: Ponce De Leon					
High School: Coral Gables										

ABOUT THIS PROPERTY

Experience the height of island living with a rare and extraordinary opportunity at the prestigious Emerald Bay at Key the market, offering a blank canvas for its next owner. Presently configured as two distinct 2-bedroom apartments, th formal dining room and expansive living areas, complemented by two large balconies with over 85 linear feet of outd courts at the Key Colony Tennis Center. The layout features very large bedrooms, oversized closet space, and gene kitchens. #602 is presently rented on a month-to-month basis at \$5,150 per month. The offering includes FOUR assi amenities abound: private beach access with umbrella service, two swimming pools, a poolside restaurant and bar, 1 ocean. Special assessment will be paid in full by Seller at closing.

