

Grapetree Townhomes

265 Grapetree Dr, Key Biscayne, FL 33149 — Building Profile — Public Records · July 2026

PROPERTY FACTS

Folio	2452040120001
Year built	1974
Unit folios	70
Use	Residential - Total Value

ASSOCIATION

Florida entity	Grapetree Townhomes Condominiums Of Key Biscayne, Inc.
Sunbiz	734704 · Active
Registered agent	Michele & Associates
President	Stollman Steven
Secretary	Adams David
Treasurer	Lyons Desomond
Director	John Thomas
Vice	Gasso Robert

COUNTY REGISTRATION

Registration #	CR23003493
Status	Issued
Expires	01-31-2027

40-YEAR RECERTIFICATION

Case	40YC21-00049
Filed	07/19/2021
Type	40 YEAR CERTIFICATION
Status	Initiated

RECORDED DOCUMENTS (MIAMI-DADE CLERK)

1

Claims of lien

1

Lis pendens

0

Declarations & amendments

0

Tax liens

1

Releases & satisfactions

0

Notices of commencement

0

Judgments

0

Affidavits

1

Court filings

Counts reflect documents recorded with the Miami-Dade Clerk of Courts naming the association. Claims of lien are most commonly filed by an association against individual units for unpaid assessments; lis pendens indicate pending litigation affecting a unit or the property. Releases and satisfactions record liens or lis pendens being resolved; notices of commencement indicate construction or repair projects; affidavits, judgments and court filings are administrative and litigation-related records. Recorded documents are historical facts and do not by themselves establish the current financial condition of an association.

MOST RECENT RECORDED DOCUMENTS (UP TO 15 SHOWN)

Recorded	Document	Book/Page	Clerk file #
6/3/2025	Dade Court Paper	34782/3770	2025 R 417726

9/17/2024	Lien	34410/3784	2024 R 708615
7/9/2024	Lis Pendens	34306/2480	2024 R 517994
11/4/2022	Release	33453/1795	2022 R 843573
10/12/2018	Easement	31179/1986	2018 R 625719
12/5/2014	Certificate	29416/3807	2014 R 833654

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Vantage Luxury Real Estate built and maintains this database — no paywall, no strings. When you want the owner-only documents (budgets, minutes, reserve study/SIRS, insurance, estoppel), a valuation, or a straight answer about this building, we're one message away.

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Full profile & document request: www.keybiscaynecondoassessments.com/building/265-grapetree-dr/

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All information on this site is compiled from official public records — the Miami-Dade Property Appraiser, Miami-Dade Clerk of Courts, Florida Division of Corporations (Sunbiz), Miami-Dade RER and the Village of Key Biscayne — as of July 2026. Records may contain errors or be superseded by later filings; nothing here is legal, financial or investment advice, nor a statement about the current financial condition of any association. Verify all information independently before relying on it. · Equal Housing Opportunity