

North Sunrise

301 Sunrise Dr, Key Biscayne, FL 33149 — Building Profile — Public Records · July 2026

PROPERTY FACTS

Folio	2452050270001
Year built	1967
Unit folios	21
Use	Residential - Total Value

ASSOCIATION

Florida entity	North Sunrise, Inc., A Condominium Association
Sunbiz	711928 · Active
Registered agent	Certified Property Management Corp
President	Luaces Lourdes
Secretary	Stevens Mary
Treasurer	Nieto Maria
Director	Lynch Brian
Vice	Escobar Luz

COUNTY REGISTRATION

Registration #	CR23004466
Status	Issued
Expires	01-31-2027

40-YEAR RECERTIFICATION

Case	40YC21-00007
Filed	07/02/2021
Type	40 YEAR CERTIFICATION
Status	Rejected

RECORDED DOCUMENTS (MIAMI-DADE CLERK)

6

Claims of lien

5

Lis pendens

2

Declarations & amendments

0

Tax liens

1

Releases & satisfactions

1

Notices of commencement

0

Judgments

0

Affidavits

0

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 #
9/21/2023	Declaration Of Condominium	33893/4100	2023 R 672769

1/2/2020	Notice Of Commencement	31753/4289	2020 R 3865
10/1/2019	Lis Pendens	31628/947	2019 R 611577
6/24/2019	Lis Pendens	31494/1502	2019 R 389788
5/23/2019	Lien	31454/3345	2019 R 320654
10/16/2018	Lis Pendens	31182/971	2018 R 630751
10/27/2011	Lien	27875/2909	2011 R 728583
10/14/2011	Lis Pendens	27859/1146	2011 R 691568
9/27/2011	Lien	27840/2905	2011 R 650555
4/17/2008	Lien	26330/1270	2008 R 314947
1/9/2001	Lien	19441/33	2001 R 11145
6/14/1977	Cancellation Of Lis Pendens	9710/509	1977 R 142045
11/23/1976	Lis Pendens	9508/678	1976 R 260172
9/22/1976	Lien	9450/896	1976 R 209230
2/27/1967	Declaration Of Condominium	5392/460	1967 R 30212

This profile is our gift to Key Biscayne buyers

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/301-sunrise-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