

Resort Villa

703 Crandon Blvd, Key Biscayne, FL 33149 — Building Profile — Public Records · July 2026

PROPERTY FACTS

Folio	2452050560001
Year built	1998
Unit folios	46
Use	Residential - Total Value

ASSOCIATION

Florida entity	Resort Villa Condominium Association, Inc.
Sunbiz	N97000006239 · Active
Registered agent	Skrld, Inc.
President	Leblanc Roger Dr.
Vice President	Wynne Philip
Secretary	Elias-Reyes DE Riversonia

COUNTY REGISTRATION

Registration #	CR25000324
Status	Issued
Expires	01-31-2027

40-YEAR RECERTIFICATION

Case	40YC24-00003
Filed	09/24/2024
Type	40 YEAR CERTIFICATION
Status	Recertification Approved

RECORDED DOCUMENTS (MIAMI-DADE CLERK)

2	3	0	0	
Claims of lien	Lis pendens	Declarations & amendments	Tax liens	
2	0	0	1	3
Releases & satisfactions	Notices of commencement	Judgments	Affidavits	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 #
5/18/2026	Release	35306/2645	2026 R 336129
1/28/2026	Lien	35136/1146	2026 R 59783
9/22/2025	Release	34953/3520	2025 R 723733

7/28/2025	Lien	34868/4920	2025 R 574973
5/5/2025	Dade Court Paper	34738/2836	2025 R 337607
2/5/2025	Lis Pendens	34604/2525	2025 R 86876
1/23/2025	Affidavit	34588/1333	2025 R 56412
11/27/2024	Dade Court Paper	34513/2888	2024 R 897764
9/30/2024	Lis Pendens	34427/4491	2024 R 739710
12/5/2022	Dade Court Paper	33488/2707	2022 R 906952
10/4/2022	Lis Pendens	33408/69	2022 R 764995
8/25/2015	Consent	29750/788	2015 R 546837

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/703-crandon-blvd/

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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