

Lake Tower

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

PROPERTY FACTS

Folio	2452050680001
Year built	2002
Unit folios	75
Use	Residential - Total Value

ASSOCIATION

Florida entity	Lake Tower Condominium Association, Inc.
Sunbiz	N02000000700 · Active
Registered agent	Peytonbolin, PI
President	Gomez Fausto
Secretary	Einhorn Robert
Treasurer	Montes Ignacio

COUNTY REGISTRATION

Registration #	CR23005288
Status	Issued
Expires	01-31-2027

40-YEAR RECERTIFICATION

Case	—
Filed	—
Type	—
Status	—

RECORDED DOCUMENTS (MIAMI-DADE CLERK)

2	2	0	0	
Claims of lien	Lis pendens	Declarations & amendments	Tax liens	
2	2	1	5	13
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 #
4/20/2026	Dade Court Paper	35260/1302	2026 R 262369
4/14/2026	Affidavit	35251/2220	2026 R 247691
9/24/2025	Dade Court Paper	34955/535	2025 R 726163

9/3/2025	Judgment	34924/3896	2025 R 671150
5/14/2025	Dade Court Paper	34756/427	2025 R 367200
11/13/2024	Dade Court Paper	34491/3107	2024 R 859348
11/6/2024	Dade Court Paper	34479/1038	2024 R 836389
9/6/2024	Dade Court Paper	34396/1358	2024 R 681481
7/15/2024	Affidavit	34314/704	2024 R 531597
5/31/2024	Lis Pendens	34249/2365	2024 R 413959
4/12/2024	Lien	34177/2242	2024 R 279695
2/29/2024	Notice	34113/340	2024 R 158274
2/27/2023	Notice Of Commencement	33597/527	2023 R 129290
10/31/2022	Dade Court Paper	33445/1665	2022 R 828801
10/4/2021	Dade Court Paper	32770/2235	2021 R 732226

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/765-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