

L'Esplanade on Key Biscayne

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

PROPERTY FACTS

Folio	2452040150001
Year built	1980
Unit folios	39
Use	Store

ASSOCIATION

Florida entity	L'Esplanade On Key Biscayne Condominium Association, Inc.
Sunbiz	752207 · Active
Registered agent	Patandpat Property Management Services
President	Sime Conroy Betty
Vice President	Valdes Hurtado Josie
Treasurer	Parapar Servando
D, S	Cerna Olga
Dp	Cerna Luis
D, T	Salerni Alicia
D, V	Martinez Adrados Jorge

COUNTY REGISTRATION

Registration #	—
Status	NOT REGISTERED / NOT FOUND
Expires	—

40-YEAR RECERTIFICATION

Case	40YC21-00023
Filed	07/06/2021
Type	40 YEAR CERTIFICATION
Status	Recertification Approved

RECORDED DOCUMENTS (MIAMI-DADE CLERK)

7

Claims of lien

0

Lis pendens

0

Declarations & amendments

9

Tax liens

0

Releases & satisfactions

0

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 #
9/17/1998	Lien	18279/1773	1998 R 461298
10/5/1987	Lien	13434/1008	1987 R 382435
1/5/1987	Lien	13136/1137	1987 R 1848
12/12/1985	Lien	12727/2244	1985 R 387177
10/31/1985	Notice Of Tax Lien	12687/292	1985 R 341572
5/9/1985	Notice Of Tax Lien	12503/1008	1985 R 138666
3/19/1985	Lien	12448/2197	1985 R 79992
3/11/1985	Notice Of Tax Lien	12439/1950	1985 R 70391
1/14/1985	Notice Of Tax Lien	12382/759	1985 R 11145
11/7/1984	Lien	12321/300	1984 R 340626
8/16/1984	Notice Of Tax Lien	12241/404	1984 R 252325
4/18/1984	Lien	12120/688	1984 R 113829
12/28/1983	Federal Tax Lien	12010/1505	1983 R 369058
10/27/1983	Federal Tax Lien	11949/1242	1983 R 303007
9/6/1983	Federal Tax Lien	11898/1151	1983 R 244921

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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/971-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