

# INES FLAX

YOUR PREMIER OCEANFRONT SPECIALIST  
& MOST TRUSTED NAME IN SOUTH FLORIDA REAL ESTATE.

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A11905608 SEFMLS © 2025

|  |  |                       |                             |                   |  |
|--|--|-----------------------|-----------------------------|-------------------|--|
| Price: \$625,000                                   |  | MLS Number: A11905608 |                             | Condo / Town Home |  |
| 601 NE 36th St Unit 2304, Miami, Florida 33137 USA |  |                       |                             |                   |  |
| Beds: 2  |  | Baths: 2              |                             | Half Baths: 1     |  |
| Living Area: 1,158                                 |  | Unit: 2304            |                             | HOA Fees: \$1,645 |  |
| Waterfront: YES                                    |  | Year Built: 2005      |                             |                   |  |
| Community: BLUE CONDO                              |  |                       | Subdivision: BLUE CONDO     |                   |  |
| Elementary School: Hartner; Eneida                 |  |                       | Junior High: de Diego; Jose |                   |  |
| High School: Washington; Brooker T                 |  |                       |                             |                   |  |

## ABOUT THIS PROPERTY

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Meticulously maintained 2BD/2.5BA at Blue Condo with direct bay views and 4 parking spaces (3 assigned tandem appliances, and en suite bedrooms with built-in closets. Full-service building with 2 heated pools, gym, sauna, stearn assessment). 90-day minimum lease. Ideally located near Wynwood, Midtown, and Design District. With easy highway parking spaces in Edgewater.

