

# INES FLAX

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



AT 1921463 SEE MLS © 2025

**Price: \$1,270,000**

**MLS Number: A11921463**

**Single Family**

**37 NE 44th St, Miami, Florida 33137 USA**

**Beds: 3**

**Baths: 2**

**Half Baths: 1**

**Living Area: 1,624**

**Lot Square Feet: 5,250**

**HOA Fees: \$0**

**Year Built: 1932**

**Community: BILTMORE SUB**

**Subdivision: BILTMORE SUB**

## ABOUT THIS PROPERTY

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Prime redevelopment opportunity in one of Miami's most sought-after neighborhoods! Located at 37 NE 44th St, this and high buyer demand. Ideal for investors, builders, or end-users looking to create a custom home, this lot offers e> Miami corridors. This house has two masters, each with their own bathroom. The garage was converted into a bedrc residence or a high-value redevelopment project, this property provides the perfect canvas. Rebuild and maximize th

# PROPERTY LOCATION

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Image



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