



Price: \$1,375,000

MLS Number: A11936538

Single Family

67 NE 44th St, Miami, Florida 33137 USA

Beds: 3

Baths: 2

Living Area: 1,422

Lot Square Feet: 5,250

HOA Fees:

Year Built: 2026

Community: BILTMORE SUB

Subdivision: BILTMORE SUB

Elementary School: Louverture; Toussaint

Junior High: de Diego; Jose

High School: Washington; Brooker T

ABOUT THIS PROPERTY

Exceptional development opportunity in the heart of Historic Buena Vista—just one block from the world-renowned Design District. This property comes with Historic Board—approved architectural plans for a beautifully envisioned 1 residence offering 3,719 sq ft of living space on a 5,250 sq ft lot. The proposed design blends timeless architectural modern luxury, featuring spacious interiors, elegant detailing, and seamless indoor-outdoor living. Approval by the H Preservation Board is a rare achievement—making this a one-in-a-million, truly priceless opportunity. With design a entitlements completed, this is a shovel-ready project in one of Miami's most architecturally significant neighborhood walkable access to high-end shopping, galleries, and dining, plus proximity to Wynwood, Midtown, Downtown Miami beaches. Tailored financing available for both developers and end-users as part of the packaged sale. A unique cha a dream home or investment in a location rich with culture, character, and long-term value.

