

# INES FLAX

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







Price: \$1,699,000		MLS Number: A11942724		Single Family	
326 NW 40th St, Miami, Florida 33127 USA					
Beds: 3		Baths: 2		Half Baths: 1	
Living Area: 2,008		Lot Square Feet: 5,000		HOA Fees:	
Year Built: 2022					
Community: BAY VISTA PARK			Subdivision: BAY VISTA PARK		
Elementary School: Hartner; Eneida					

## ABOUT THIS PROPERTY

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Newer construction luxury custom built home! Cutting edge architectural design featuring double-height ceilings and showrooms and top-rated restaurants, sits this exquisitely designed new construction modern home with over 2,100 with open floor plan & large sliding doors over looking the pool. Impressive 13' ceilings in the living areas, real oak w appliances. Near Wynwood, Edgewater & Midtown.

