

# INES FLAX

YOUR PREMIER OCEANFRONT SPECIALIST  
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A41968262 SEEMI © 2026



**Price: \$1,795,000**

**MLS Number: A11968262**

**Condo / Town Home**

**601 NE 36th St Unit 3407, Miami, Florida 33137 USA**

**Beds: 2**

**Baths: 2**

**Half Baths: 1**

**Living Area: 2,178**

**Unit: 3407**

**HOA Fees: \$2,331**

**Waterfront: YES**

**Year Built: 2006**

**Community: BLUE CONDO**

**Subdivision: BLUE CONDO**

**Elementary School: Hartner; Eneida**

## ABOUT THIS PROPERTY

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A rare two-story PH in Miami's highly sought-after Edgewater neighborhood. This expansive 2-bedroom, 2.5-bath residence offers stunning Biscayne Bay views and expansive wall space ideal for displaying large-scale artwork or curated collections. An open-concept living and dining areas flow to a private balcony, ideal for seamless indoor-outdoor entertaining. Custom appliances, Poliform cabinetry, and a marble waterfall island elevate the space. With one bedroom on each level, ensuring comfort and flexibility. The second bedroom has its own ensuite bath. Residents enjoy resort-style amenities including assigned parking spaces (2 assigned and 1 valet) and private storage. Ideally located near the Beaches, Midtown, the Design District, and the city's vibrant arts and culture scene.

# PROPERTY LOCATION

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Image

