

INES FLAX

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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

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.

