

# INES FLAX

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



A11986797 SEFMLS© 2026



|                                                   |  |  |                        |  |                            |               |  |  |  |  |
|---------------------------------------------------|--|--|------------------------|--|----------------------------|---------------|--|--|--|--|
| Price: \$6,350,000                                |  |  | MLS Number: A11986797  |  |                            | Single Family |  |  |  |  |
| 4534 Sheridan Ave, Miami Beach, Florida 33140 USA |  |  |                        |  |                            |               |  |  |  |  |
| Beds: 5                                           |  |  | Baths: 6               |  |                            | Half Baths: 1 |  |  |  |  |
| Living Area: 3,746                                |  |  | Lot Square Feet: 7,500 |  |                            | HOA Fees:     |  |  |  |  |
| Year Built: 2025                                  |  |  |                        |  |                            |               |  |  |  |  |
| Community: SURPRISE LAKE                          |  |  |                        |  | Subdivision: SURPRISE LAKE |               |  |  |  |  |
| Elementary School: North Beach                    |  |  |                        |  | Junior High: Nautilus      |               |  |  |  |  |
| High School: Miami Beach                          |  |  |                        |  |                            |               |  |  |  |  |

## ABOUT THIS PROPERTY

---

Welcome to the Modani Residence, a showcase of modern design and turnkey luxury in the heart of Miami Beach. The home features high-end finishes throughout, with a serene atmosphere created by neutral palettes and greenery. A grand atrium-style entry welcomes you into a living room with double-height ceilings, family room, dining area, and chef's kitchen. The kitchen is equipped with premium appliances and adds flexibility for guests or office use, while laundry is located in the garage. The home also offers a two-car garage, master suite with two bathrooms and custom built-ins. Two bedrooms open to a front-facing balcony overlooking the front yard, while another bedroom features a large custom walk-in closet, dual vanities, and a separate tub and shower. The backyard is designed for entertaining and a turnkey lifestyle with a sense of calm, design, and distinction.

