

# INES FLAX

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





Price: \$688,000		MLS Number: A11730869		Condo / Town Home	
601 NE 36th St Unit 2304, Miami, Florida 33137 USA					
Beds: 2		Baths: 2		Half Baths: 1	
Living Area: 1,158		Unit: 2304		HOA Fees: \$1,645	
Waterfront: YES		Year Built: 2005			
Community: BLUE CONDO			Subdivision: BLUE CONDO		
Elementary School: Hartner; Eneida			Junior High: de Diego; Jose		
High School: Washington; Brooker T					

## ABOUT THIS PROPERTY

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Meticulously maintained 2BD/2.5BA unit available at the Blue Condo in Edgewater with 4 parking spaces. Split floor throughout, S/S appliances, updated quartz counters, both bedrooms with en suite bathrooms feature built-in closets enjoy onsite gym, sauna, steam, 2 heated pools, jacuzzi, grills, theater and game rooms, business center, security, \ renovated (no assessment). 90-day minimum rental term.

