

# INES FLAX

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

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A11784047 © Miami MLS® 2025

Price: \$2,300,000

MLS Number: A11784047

Single Family

1259 NE 97th St, Miami Shores, Florida 33138 USA

<b>Beds:</b> 5	<b>Baths:</b> 4	<b>Half Baths:</b> 1
<b>Living Area:</b> 2,403	<b>Lot Square Feet:</b> 12,263	<b>HOA Fees:</b>
<b>Year Built:</b> 2025		
<b>Community:</b> EARLETON SHORES	<b>Subdivision:</b> EARLETON SHORES	

## ABOUT THIS PROPERTY

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Welcome to Nobel House - a Shovel-Ready Miami Shores East Development Opportunity designed by award-winnir These were the last set of plans approved under old Zoning rules, allowing nearly 1,000 SF more buildable area than 2 years of design, planning & permitting. Includes all approved and permitted architectural & engineering plans, inter builder ready. Unique chance to create a signature home in Miami's most desirable neighborhood.

