

# INES FLAX

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





**Price: \$640,000**

**MLS Number: A12013699**

**Condo / Town Home**

**601 NE 36th St Unit 2707, Miami, Florida 33137 USA**

**Beds: 2**

**Baths: 2**

**Half Baths: 1**

**Living Area: 1,158**

**Unit: 2707**

**HOA Fees: \$1,645**

**Waterfront: YES**

**Year Built: 2006**

**Community: BLUE CONDO**

**Subdivision: BLUE CONDO**

**Elementary School: Hartner; Encida**

## ABOUT THIS PROPERTY

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Experience 5-star resort living with breathtaking ocean views at Blue Condo. This spacious 2-bedroom, 2.5-bath residence fills the space with natural light. The unit includes two parking spaces (one assigned and one valet) as well as a long-term value. Enjoy an impressive array of resort-style amenities, including two pools with sundeck, three hot tubs, playroom, game room, pet park, 24/7 security, valet service, and a 24-hour convenience store. Blue Condo allows for both personal use and seasonal rental income. Ideally located near Midtown, the Design District, Wynwood, Miami E

# PROPERTY LOCATION

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