



A11968352 SEFMLS© 2026



**Price: \$1,200,000**

**MLS Number: A11968352**

**Condo / Town Home**

**601 NE 36th St Unit 1412, Miami, Florida 33137 USA**

**Beds: 2**

**Baths: 2**

**Half Baths: 1**

**Living Area: 1,870**

**Unit: 1412**

**HOA Fees: \$2,614**

**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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Wake up to breathtaking, unobstructed Biscayne Bay views from Blue's premier high-floor corner residence—an exceptional sunrise defines this beautifully renovated space, featuring a gourmet kitchen, architectural recessed lighting, motorized shades, and ultimate comfort. A rare offering in the building, the residence includes two oversized side-by-side assigned parking spaces, one valet service, and other attractive opportunities for a premier corner residence at Blue Condo, this home delivers exceptional value for its size, views, and amenities. The building offers a semi-private elevator foyer, two resort-style pools, a state-of-the-art fitness center with sauna, media lounge, BBQ area, party room, and more. Located in the heart of Edgewater, steps to Miami Beach, this residence elevates the building's arrival experience and long-term appeal.

# PROPERTY LOCATION

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Image



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