



A11915292 SEFMLS© 2025



|                                                                 |  |  |                              |  |                                              |                           |  |  |
|-----------------------------------------------------------------|--|--|------------------------------|--|----------------------------------------------|---------------------------|--|--|
| <b>Price: \$630,000</b>                                         |  |  | <b>MLS Number: A11915292</b> |  |                                              | <b>Condo / Town Home</b>  |  |  |
| <b>1200 Brickell Bay Dr Unit 1406, Miami, Florida 33131 USA</b> |  |  |                              |  |                                              |                           |  |  |
| <b>Beds:</b> 2                                                  |  |  | <b>Baths:</b> 1              |  |                                              | <b>Living Area:</b> 1,072 |  |  |
| <b>Unit:</b> 1406                                               |  |  | <b>HOA Fees:</b> \$917       |  |                                              | <b>Waterfront:</b> YES    |  |  |
| <b>Year Built:</b> 2005                                         |  |  |                              |  |                                              |                           |  |  |
| <b>Community:</b> THE CLUB AT BRICKELL BAY                      |  |  |                              |  | <b>Subdivision:</b> THE CLUB AT BRICKELL BAY |                           |  |  |
| <b>Elementary School:</b> Southside                             |  |  |                              |  | <b>Junior High:</b> Shenandoah               |                           |  |  |

## ABOUT THIS PROPERTY

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This 2-bedroom, 1-bath condo with no rental restrictions is ideal for investors or a vacation home, perfect for maximizing Airbnb on the Amenity Level with direct access to two pools, a gym, restaurant, and kids' area. The modern unit includes a stainless steel kitchen, hardwood floors, and a walk-in closet. The Club at Brickell offers 24/7 concierge, valet, fiber-optic internet, and close proximity to dining, shopping, beaches, and the



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