



A11903115 SEFMLS© 2025



Price: \$499,000		MLS Number: A11903115		Condo / Town Home	
9102 W Bay Harbor Drive Unit 4-C, Bay Harbor Islands, Florida 33154 USA					
Beds: 1		Baths: 1		Living Area: 1,150	
Unit: 4-C		HOA Fees: \$2,100		Waterfront: YES	
Year Built: 1970					
Community: BLAIR HOUSE CONDO - WEST			Subdivision: BLAIR HOUSE CONDO - WEST		
Elementary School: Ruth K. Broad Bay Harbor K-8			Junior High: Nautilus		
High School: Miami Beach					

## ABOUT THIS PROPERTY

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1,150 SQ FT One Bedroom Plus Den in Bay Harbor Islands! Enjoy direct waterfront views and ocean access from this spacious unit. The living room offers unbeatable views, and the unit features a new A/C, impact-approved windows, and a large closet. Located just steps from the exclusive Bal Harbour Shops, The Blair House is a well-known building in Bay Harbor Islands with excellent common area amenities, including a gym, large pool, boating dock, and 24-hour security. New laminate flooring has been recently installed throughout the unit. Current special assessments (Which will need to be paid in full at time of closing)- Special Assessment #4- \$61.80 Ends on 12/31/2029 Special Assessment #5- \$264.65 Ends on 12/31/2030 the HOA fees include reserves, internet, water, garbage and maintenance of common areas and the property has already undergone its 50-year recertification.



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