



**Price: \$1,375,000**

**MLS Number: A11936538**

**Single Family**

**67 NE 44th St, Miami, Florida 33137 USA**

**Beds: 3**

**Baths: 2**

**Living Area: 1,422**

**Lot Square Feet: 5,250**

**HOA Fees:**

**Year Built: 2026**

**Community: BILTMORE SUB**

**Subdivision: BILTMORE SUB**

**Elementary School: Louverture; Toussaint**

**Junior High: de Diego; Jose**

**High School: Washington; Brooker T**

## ABOUT THIS PROPERTY

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Exceptional development opportunity in the heart of Historic Buena Vista—just one block from the world-renowned Miami D District. This property comes with Historic Board-approved architectural plans for a beautifully envisioned two-story residence with 3,719 sq ft of living space on a 5,250 sq ft lot. The proposed design blends timeless architectural charm with modern luxury, spacious interiors, elegant detailing, and seamless indoor-outdoor living. Approval by the Historic Preservation Board is a rare achievement—making this a one-in-a-million, truly priceless opportunity. With design and entitlements completed, this is a ready-to-build project in one of Miami's most architecturally significant neighborhoods. Enjoy walkable access to high-end shopping, galleries, dining, plus proximity to Wynwood, Midtown, Downtown Miami, and the beaches. Tailored financing available for both developer and end-users as part of the packaged sale. A unique chance to build a dream home or investment in a location rich with culture, history, and long-term value.

# PROPERTY LOCATION

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Image



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