



A11970879 SEFMLS© 2026



**Price: \$740,000**

**MLS Number: A11970879**

**Single Family**

**1494 NE 117th ST, Miami, Florida 33161 USA**

**Beds: 3**

**Baths: 2**

**Living Area: 1,700**

**Lot Square Feet: 5,000**

**HOA Fees:**

**Year Built: 2026**

**Community: BISCAYNE SHORES UNIT NO 4**

**Subdivision: BISCAYNE SHORES UNIT NO 4**

**Elementary School: David Lawrence Jr K-8**

**Junior High: North Miami**

## ABOUT THIS PROPERTY

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Stunning Brand-New Construction. Discover a rare opportunity to own a completely brand-new home in an established Miami residence features 3 spacious bedrooms + a fully enclosed DEN with door, delivering the flexibility of a true 4th bedroom, ideal contemporary finishes throughout, including quartz countertops, stainless steel appliances, custom cabinetry, and expansive systems for truly maintenance-free living. Prime Location Highlights: Just minutes from Biscayne Boulevard – one of Miami Downtown, Brickell, and beyond. Near Miami Shores and North Miami – enjoy parks, golf courses, marinas, and waterfront insurance advantages. Flexible layout ideal for families or maximizing rental income. High-demand area with strong appreciation.

# PROPERTY LOCATION

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Image



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