

Image

Price: \$590,000

MLS Number: A12006124

Condo / Town Home

601 NE 36th St Unit 1404, Miami, Florida 33137 USA

Beds: 2

Baths: 2

Half Baths: 1

Living Area: 1,158

Unit: 1404

HOA Fees: \$1,780

Waterfront: YES

Year Built: 2005

Community: BLUE CONDO

Subdivision: BLUE CONDO

Elementary School: Hartner; Eneida

ABOUT THIS PROPERTY

Located in one of Miami's fastest-growing luxury corridors, this high-floor residence at Blue on the Bay offers unobstructed, protected views of Biscayne Bay. Unit 1404 stands out in today's evolving Edgewater market with a rare advantage: its primary water views are not impacted by nearby or future developments. As the neighborhood continues to attract luxury branded projects and major investment, this residence remains positioned on the quiet side, facing the bay and away from direct construction corridors, preserving both privacy and long-term value. Recently upgraded with a renovated kitchen including wine cooler, new washer and dryer, finished closets, keyless entry, and fully renovated bathrooms. Designed by Arquitectonica, Blue on the Bay offers a full-service lifestyle with two pools, including a lap pool, jacuzzi, BBQ area, gym, business center, party room, and 24-hour valet and front desk. The building's lobby is also scheduled for remodeling, adding further appeal to this well-positioned asset. Ideal for both end-users and investors seeking a stable, high-demand residence with protected views. **TENANT OCCUPIED**

PROPERTY LOCATION

Image



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