

Image

**Price: \$469,000**

**MLS Number: A12021445**

**Condo / Town Home**

**1717 N Bayshore Dr Unit A-1437, Miami, Florida 33132 USA**

**Beds: 1**

**Baths: 1**

**Half Baths: 1**

**Living Area: 1,048**

**Unit: A-1437**

**HOA Fees: \$865**

**Waterfront: YES**

**Year Built: 1986**

**Community: VENETIA CONDO**

**Subdivision: VENETIA CONDO**

## ABOUT THIS PROPERTY

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Best-priced 1BR/1.5BA in the building! This updated and fully furnished residence at The Grand offers stunning north-facing Biscayne Bay views! Wake up to sweeping panoramas of Biscayne Bay and Margaret Pace Park from your private balcony. The bright, open layout features floor-to-ceiling impact glass, marble flooring, a walk-in closet, and a beautifully updated kitchen and bathrooms with new cabinetry and appliances. The spacious primary suite includes walk-in closets and a well-appointed bath with a separate soaking tub and shower. Bedroom has space for home office. The Grand is a true full-service recently updated building offering a bayfront pool and jacuzzi (upcoming full renovation), state-of-the-art fitness center, sauna, 24-hour concierge and security, valet, on-site dining, retail shops, pharmacy, beauty salon, mini-market, and marina access – all at your doorstep. Ideally positioned in Miami's Arts & Entertainment District, you're steps from the Adrienne Arsht Center for the Performing Arts, Kaseya Center, Sea Isle Marina, and walkable to world-class museums, restaurants, and shopping. Minutes to Downtown, Brickell, Wynwood, the Design District, and Miami Beach. The building permits short term rentals or unit can be added to the Luxury Curio Hotel program, making this equally compelling as a primary residence or income-producing investment. One parking space included. SELLER HAS PAID OFF ALL SPECIAL ASSESSMENTS! Best value in the building. Won't last!

# PROPERTY LOCATION

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