



**\$1,049,000**

## **1100 BISCAYNE BLVD 2303 MIAMI FL 33132**

<https://miamirealestateinc.com>

Remarkable 2 Bed/2.5 Bath with unobstructed WATER VIEWS, PRIVATE keyed elevator, SPLIT bedrooms layout and oversized BALCONY. As you enter the foyer, the smart layout divides the unit into two parts that gives a lot of privacy. As you walk in, it leads you to the living room with unmatched water views, Miami Beach and [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 1498 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 1498 sq ft

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 2009



# Rooms & Units Description

Unit Number: 2303

## Location Details

County Or Parish: Miami-Dade County

Directions: Use GPS

## Property details

Total Building Area: 1498

Subdivision Name: MARQUIS CONDO

Parcel Number: 01-32-31-070-1090

Possession: Close Of Escrow

## Property Features



<b>Exterior Features:</b> Balcony,Barbecue,Deck	<b>Interior Features:</b> Closet Cabinetry,Dual Sinks,Entrance Foyer,Kitchen Island,Kitchen/Dining Combo,Living/Dining Room,Pantry,Split Bedrooms,Separate Shower,Bar,Walk-In Closet(s),Elevator
<b>Waterfront Features:</b> Bay Front	<b>Pool Features:</b> Association
<b>Parking Features:</b> Covered,Deeded,One Space,Valet	<b>Security Features:</b> Smoke Detector(s)
<b>Appliances:</b> Dryer,Dishwasher,Electric Range,Disposal,Ice Maker,Microwave,Refrigerator,Washer	<b>Architectural Style:</b> High Rise
<b>Association Amenities:</b> Billiard Room,Business Center,Cabana,Clubhouse,Community Kitchen,Fitness Center,Other,Playground,Pool,Spa/Hot Tub,Elevator(s)	<b>Construction Materials:</b> Block
<b>Cooling:</b> Central Air,Electric	<b>Cooling Y/N:</b> 1
<b>Covered Spaces:</b> 1	<b>Flooring:</b> Tile
<b>Garage Spaces:</b> 1	<b>Garage Y/N:</b> 1
<b>Heating:</b> Central,Electric	<b>Heating Y/N:</b> 1
<b>Pets Allowed:</b> Conditional,Yes	<b>View:</b> Bay,City,Garden,Intercoastal,Ocean,Water
<b>View Y/N:</b> 1	<b>Entry Level:</b> 23
<b>Entry Location:</b> 23	<b>Patio and Porch Features:</b> Balcony,Deck,Open
<b>Property Attached Y/N:</b> 1	<b>Waterfront Y/N:</b> 1
<b>Stories Total:</b> 63	

Miscellaneous

<b>Public Survey Township:</b> 1	<b>Public Survey Section:</b> 31
<b>Syndication Remarks:</b> Remarkable 2 Bed/2.5 Bath with unobstructed WATER VIEWS, PRIVATE keyed elevator, SPLIT bedrooms layout and oversized BALCONY. Contact Katerina	<b>Year Built Details:</b> Unknown
<b>Virtual Tour URL:</b> <a href="https://www.propertypanorama.com/instaview/mia/A11416052">https://www.propertypanorama.com/instaview/mia/A11416052</a>	



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# Fees & Taxes

**Tax Annual Amount:** 10469

**Tax Year:** 2022

**Tax Legal Description:**  
MARQUIS CONDO UNIT 2303  
UNDIV 0.27806859% INT IN  
COMMON ELEMENTS OFF REC  
26920-3495

**Association Fee:** 1737

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Amenities,Common  
Areas,HVAC,Hot Water,Maintenance  
Structure,Parking,Pool(s),Recreation Facilities,Reserve  
Fund,Roof,Sewer,Security,Trash,Water

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# Courtesy of

**Office Name:** EXP Realty, LLC

