



A11404072 © Miami MLS® 2023

**\$1,050,000**

## **1100 BISCAYNE BLVD 4305 MIAMI FL 33132**

<https://miamirealestateinc.com>

The Ultimate Miami Loft with unobstructed turquoise water views of Biscayne Bay, the Atlantic Ocean, Miami Beach, and downtown Miami. Nearly 1,700 interior SF high up on the 43rd floor of Marquis. This 1 bedroom + DEN has 2 recently renovated full bathrooms, oversized balcony, ample storage & closet space, and 20' high ceilings. The [...]

- 1 bed
- 2 baths
- Condominium
- Residential
- Active
- 1675 sq ft

### **Basics**

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 2009

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 1 bed

**Area:** 1675 sq ft



---

## Rooms & Units Description

**Unit Number:** 4305

---

## Location Details

**County Or Parish:** Miami-Dade County

---

## Property details

**Total Building Area:** 1675

**Subdivision Name:** MARQUIS CONDO

**Possession:** Closing & Funding

**Direction Faces:** East

**Parcel Number:** 01-32-31-070-2190

---

## Property Features



**Exterior Features:** Balcony, Security/High Impact Doors

**Interior Features:** Built-in Features, Entrance Foyer, First Floor Entry, High Ceilings, Kitchen Island, Upper Level Primary, Vaulted Ceiling(s), Walk-In Closet(s)

**Waterfront Features:** Bay Front

**Window Features:** Blinds

**Pool Features:** Association, Heated

**Parking Features:** Assigned, Covered, One Space

**Appliances:** Dryer, Dishwasher, Electric Range, Disposal, Microwave, Refrigerator, Washer

**Architectural Style:** High Rise

**Association Amenities:** Basketball Court, Cabana, Clubhouse, Fitness Center, Other, Playground, Pool, Sauna, Spa/Hot Tub

**Construction Materials:** Block

**Cooling:** Central Air

**Cooling Y/N:** 1

**Covered Spaces:** 1

**Flooring:** Tile

**Garage Spaces:** 1

**Garage Y/N:** 1

**Heating:** Electric

**Heating Y/N:** 1

**Pets Allowed:** Conditional, Yes

**View:** Bay, City, Ocean

**View Y/N:** 1

**Entry Level:** 43

**Entry Location:** 43

**Patio and Porch Features:** Balcony, Open

**Property Attached Y/N:** 1

**Waterfront Y/N:** 1

**Stories Total:** 63

**Utilities:** Cable Available

---

## Miscellaneous

**Public Survey Township:** 1

**Public Survey Section:** 31

**Syndication Remarks:** The Ultimate Miami Loft with unobstructed turquoise water views of Biscayne Bay, the Atlantic Ocean, Miami Beach, and downtown Miami.

**Year Built Details:** Resale

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11404072>

---

## Fees & Taxes



**Tax Annual Amount:** 10793

**Tax Year:** 2022

**Tax Legal Description:** MARQUIS CONDO UNIT 4305 UNDIV  
0.31092450% INT IN COMMON ELEMENTS OFF REC 26920-3495

**Association Fee  
Frequency:** Monthly

**Association Fee Includes:** Amenities,Common Areas,Pool(s),Reserve  
Fund,Sewer,Security,Trash,Water

---

## Courtesy of

**Office Name:** Fortune International Realty

