



**\$1,040,000**

## **1300 S MIAMI AVE 2706 MIAMI FL 33130**

<https://miamirealestateinc.com>

Enjoy Living on this LUXURY lifestyle CORNER  
3Beds/2Baths/1HalfBaath condo with BREATHTAKING VIEWS from  
Intracoastal and Miami Skyline. Get to see the beautiful Miami  
SUNRISE and SUNSET everyday from the wraparound balcony.  
This unit has a spacious floor plan with lots of natural light with  
windows from floor to ceiling. LUXURIOUS FINISHES and  
APPLIANCES. The SLS [...]

- 3 beds
- 3 baths
- Condominium
- Residential
- Active
- 1154 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 1154 sq ft

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 2016



---

## Rooms & Units Description

**Unit Number:** 2706

---

## Location Details

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

---

## Property details

**Total Building Area:** 1154

**Subdivision Name:** 1300 S MIAMI AVENUE CONDO

**Parcel Number:** 01-41-39-126-2070 **Possession:** Closing & Funding

---

## Property Features

**Exterior Features:** Balcony

**Parking Features:** One Space

**Appliances:** Dryer,Dishwasher,Electric Water Heater,Disposal,Ice Maker,Microwave,Other,Washer

**Association Amenities:** Business Center,Clubhouse,Community Kitchen,Fitness Center,Barbecue,Picnic Area,Sauna,Spa/Hot Tub,Elevator(s)

**Cooling:** Central Air

**Covered Spaces:** 1

**Garage Spaces:** 1

**Heating:** None

**Entry Level:** 32

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

**Stories Total:** 54

**Interior Features:** Walk-In Closet(s)

**Security Features:** Smoke Detector(s)

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Other

**Garage Y/N:** 1

**View:** Intercoastal

**Entry Location:** 32

**Property Attached Y/N:** 1



---

## Miscellaneous

**Public Survey Township:** 1

**Public  
Survey  
Section:** 39

**Syndication Remarks:** Enjoy Living on this LUXURY lifestyle CORNER  
3Beds/2Baths/1HalfBaath condo with BREATHTAKING VIEWS from Intracoastal and  
Miami Skyline

**Year Built  
Details:**  
Unknown

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11424381>

---

## Fees & Taxes

**Tax Annual Amount:** 12118

**Tax Year:** 2022

**Tax Legal Description:** 1300 S  
MIAMI AVENUE CONDO UNIT 2706  
UNDIV 0.00251103% INT IN COMMON  
ELEMENTS OFF REC 28717-2894

**Association Fee:** 100

**Association Fee Frequency:**  
Annually

**Association Fee Includes:** Amenities,Common  
Areas,Cable TV,Internet,Sewer,Security,Trash,Water

---

## Courtesy of

**Office Name:** EXP Realty, LLC

