

A11583577 © MiamiRE 03/2024



**\$3,995,000**

## **16449 NE 31ST AVE**

<https://miamirealestateinc.com>

EASTERN SHORES PB 65-28 LOT 68 BLK 5 LOT SIZE IRREGULAR OR 10456-3 0779 6 A stunning custom modern mansion coming soon to one of the most desirable streets in Eastern shores nestled in a gated, private gated enclave boasting 80 feet of waterfront splendor amid the area's most exquisite residences. With approved plans and [...]

- 3 beds
- 2 baths
- SingleFamilyResidence
- Residential
- Active
- 2131 sq ft

---

## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Floors:** 2 floors

**Lot size:** 8800, 8800 sq ft

**Property Condition:** UnderConstruction

**Subdivision Name:** EASTERN SHORES

**Type:** SingleFamilyResidence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area:** 2131 sq ft

**Year built:** 1973

**View:** Canal

**County:** Miami-Dade County

---

## Building Details

**Water Source:** Public

**Lot Features:** Item14to12AcreLot

**Covered Spaces:** 2

**Levels:** Two

**Architectural Style:** TwoStory

**Sewer:** PublicSewer

**Garage Spaces:** 2

**Floor covering:** Tile, Wood

---

## Amenities & Features

**Pool Features:** Other,Pool

**Patio & Porch Features:** Deck

**Waterfront Features:** CanalAccess,CanalFront

**Exterior Features:** Barbecue,Deck

**Interior Features:**

BedroomonMainLevel,SecondFloorEntry,FirstFloorEntry

**Parking Features:**  
GarageDoorOpener

**Roof:** Other

**Cooling:** Other

**Heating:** Other

---

## Expenses, Fees & Taxes

**Tax Annual Amount:** \$9,634

**Tax Year:** 2023

---

## Miscellaneous



**List Office Name:** Miles Goldstein Real Estate

**Community Features:** Other

**Listing Terms:** Cash

**Direction Faces:** East

