



**\$2,100,000**

## **17111 BISCAYNE BLVD 309**

<https://miamirealestateinc.com>

MARINA PALMS RESIDENCES SOUTH CONDO UNIT 309 UNDIV  
0.4649% INT IN COMMON ELEMENTS OFF REC 29233-1641  
Beautiful 3 bedroom, 3.5 bath corner unit at The Reserve at  
Marina Palms. Unobstructed intercostal views from every room.  
Feels like floating on a boat, better views than higher floors in  
this building. Custom closets, top of the line [...]

- 3 beds
- 4 baths
- Condominium
- Residential
- Active
- 2225 sq ft

### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Floors:** 25 floors

**Year built:** 2017

**View:** Bay

**County:** Miami-Dade County

**Type:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area:** 2225 sq ft

**Property Condition:** UpdatedRemodeled

**Subdivision Name:** MARINA PALMS RESIDENCES S

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## Building Details

**Construction Materials:** Block

**Garage Spaces:** 2

**Covered Spaces:** 2

**Floor covering:** Tile

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### Amenities & Features

**Pool Features:** Association,Heated

**Security Features:**

DoorMan,ElevatorSecured,SecuredGarageParking,KeyCardEntry,SmokeDetectors

**Waterfront Features:** BayFront

**Window Features:** ImpactGlass

**Exterior Features:** Barbecue,SecurityHighImpactDoors,PrivacyWall

**Interior Features:** Elevator,FirstFloorEntry,KitchenIsland,WalkInClosets,Bar

**Parking Features:** Covered,Deeded,TwoorMoreSpaces,Valet,GarageDoorOpener

**Association Amenities:**

BoatDock,Marina,BusinessCenter,Cabana,Clubhouse,FitnessCenter,Barbecue,PicnicArea,Pool,SpaHotTub,Storage,Elevators

**Utilities:** CableAvailable

**Cooling:** CentralAir

**Heating:** Central

**Appliances:** ElectricRange,Refrigerator,Washer

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## Expenses, Fees & Taxes

**Association Fee:** \$2,395

**Tax Annual Amount:** \$31,687

**Tax Year:** 2023

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## Miscellaneous

**Association Fee Frequency:** Monthly **List Office Name:** London Foster Realty

**Listing Terms:** Cash,Conventional

