



**\$1,075,000**

## **200 BISCAYNE BOULEVARD WAY 3603 MIAMI FL 33131**

<https://miamirealestateinc.com>

Desirable Epic Residences in the heart of Downtown Miami, the most urban and pedestrian-friendly neighborhood in Miami. This 2-bedroom + 2.5 bathroom unit is in the sought-after 08 line, which offers both skyline & water views. The unit has been upgraded with custom Italian porcelain-tile flooring and built-out closets. The Open concept Snaidero kitchen has [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 1255 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 1255 sq ft

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 2008



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## Rooms & Units Description

**Unit Number:** 3603

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## Location Details

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

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## Property details

**Total Building Area:** 1255

**Subdivision Name:** EPIC WEST CONDO

**Parcel Number:** 01-42-06-068-0720

**Possession:** Other

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## Property Features

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

**Interior Features:** Bedroom on Main Level,First Floor Entry

**Waterfront Features:** River Front

**Parking Features:** One Space

**Appliances:** Dryer,Dishwasher,Disposal,Microwave

**Architectural Style:** High Rise

**Association Amenities:** Fitness Center

**Construction Materials:** Block

**Cooling:** Central Air

**Cooling Y/N:** 1

**Covered Spaces:** 1

**Flooring:** Tile

**Garage Spaces:** 1

**Garage Y/N:** 1

**Heating:** Central

**Heating Y/N:** 1

**View:** Ocean,River

**View Y/N:** 1

**Entry Level:** 36

**Entry Location:** 36

**Property Attached Y/N:** 1

**Waterfront Y/N:** 1

**Stories Total:** 54

**Utilities:** Cable Available



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## Miscellaneous

**Public Survey Township:** 10

**Public  
Survey  
Section:** 5

**Syndication Remarks:** 2 Bedroom with water views and walking Distance to Brickell

**Year Built  
Details:**  
Resale

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11422527>

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## Fees & Taxes

**Tax Annual Amount:** 11782

**Tax Year:** 2022

**Tax Legal Description:** EPIC WEST  
CONDO UNIT 3603 UNDIV 0.2747% INT  
IN COMMON ELEMENTS OFF REC  
26683-3040

**Association Fee:** 1600

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Cable TV,Hot  
Water,Internet,Security,Trash,Water

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## Courtesy of

**Office Name:** Prado Realty Inc

