

## 253 NE 2ND 4408 MIAMI FL 33132

<https://miamirealestateinc.com>

This 3 Bed, 3 full Bath unit will leave you breathless. Walk into a panoramic 44th floor, with East, West, & South views of Downtown Miami & Miami Beach, with all solid doors for increased quiet and privacy. Open concept layout w/high ceilings, porcelain floors & decks, remodeled kitchen with quartz countertops, built-in fridge, SS [...]

\$1,250,000

- 3 beds
- 3 baths
- Condominium
- Residential
- Active
- 1795 sq ft

### Basics

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 2008

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 1795 sq ft



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## Rooms & Units Description

**Unit Number:** 4408

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## Location Details

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

**Directions:** EXIT 2B AND FOLLOW SIGNS FOR US-1/ BISCAYNE BLVD/ARENAS AND DRIVE TO NE 2ND STREET

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## Property details

**Total Building Area:** 1795

**Disclosures:** Seller Disclosure

**Subdivision Name:** VIZCAYNE SOUTH CONDO

**Parcel Number:** 01-41-37-065-2760

**Possession:** Negotiable

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## Property Features



**Building Features:** Exterior Lighting

**Interior Features:** Breakfast Bar, Bedroom on Main Level, Breakfast Area, Dining Area, Separate/Formal Dining Room, Entrance Foyer, Eat-in Kitchen, First Floor Entry, Walk-In Closet(s)

**Window Features:** Blinds, Drapes, Impact Glass, Sliding

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

**Appliances:** Built-In  
Oven, Dryer, Dishwasher, Disposal, Microwave, Refrigerator, Washer

**Association Amenities:** Billiard Room, Business Center, Cabana, Clubhouse, Fitness Center, Pool, Trail(s), Elevator(s)

**Cooling:** Central Air, Ceiling Fan(s)

**Covered Spaces:** 1

**Furnished:** Unfurnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Bay, City

**Entry Level:** 44

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

**Stories:** 1

**Utilities:** Cable Available

**Exterior Features:**  
Balcony

**Waterfront Features:** Bay Front

**Pool Features:**  
Association, Heated

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

**Architectural Style:**  
High Rise

**Construction Materials:** Block, Pre-Cast Concrete

**Cooling Y/N:** 1

**Flooring:** Tile

**Garage Spaces:** 1

**Heating:** Central

**Pets Allowed:**  
Conditional, Yes

**View Y/N:** 1

**Entry Location:** 44

**Property Attached Y/N:** 1

**Stories Total:** 49

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## Miscellaneous

**Public Survey Township:** 1

**Syndication Remarks:** All documents uploaded. Contact LA for any showings or questions.

**Virtual Tour URL:**  
<https://www.propertypanorama.com/instaview/mia/A11213377>

**Public Survey Section:** 37

**Year Built Details:** New Construction



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## Fees & Taxes

**Tax Annual Amount:** 11812

**Tax Year:** 2021

**Tax Legal Description:**

VIZCAYNE SOUTH CONDO UNIT  
4408 UNDIV 0.416281% INT IN  
COMMON ELEMENTS OFF REC  
26632-2809 AMDT OR  
27624-3748 (NAME CHANGE)  
FKA EVERGLADES ON

**Association Fee:** 1610

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Association  
Management,Amenities,Common Areas,Cable  
TV,Insurance,Parking,Pool(s),Security,Trash,Water

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## Courtesy of

**Office Name:** EXP Realty LLC

