



**\$11,900,000**

## 311 ATLANTIC ISLE SUNNY ISLES BEACH FL 33160

<https://miamirealestateinc.com>

311 Atlantic Isle is currently under construction!! Located in the heart of Sunny Isles Beach, Atlantic Isle is South Florida's hidden gem. This contemporary oasis designed by Calil Architects, has an incredibly spacious floor plan, with 23ft ceilings in the living room and 10.5ft ceilings throughout. Featuring 7 bedrooms with maids quarters, 9.5 bathrooms, Mia [...]

- 7 beds
- 10 baths
- Single Family Residence
- Residential
- Active
- 5700 sq ft

### Basics

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Single Family Residence

**Bedrooms:** 7 beds

**Area:** 5700 sq ft

**Bathrooms Full:** 9

**Category:** Residential

**Status:** Active

**Bathrooms:** 10 baths

**Year built:** 2022



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## Location Details

<b>County Or Parish:</b> Miami-Dade County	<b>Elementary School:</b> Norman S. Edelcup K-8
<b>Middle/Junior School:</b> Norman S. Edelcup K-8	<b>High School:</b> Alonzo and Tracy Mourning Sr. High
<b>Zoning Description:</b> 0100	

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## Property details

<b>Direction Faces:</b> South	<b>Disclosures:</b> Owner Is Listing Agent
<b>Subdivision Name:</b> ATLANTIC ISLAND	<b>Parcel Number:</b> 31-22-14-003-0430
<b>Possession:</b> Closing & Funding	<b>Road Frontage Type:</b> City Street

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## Property Features



<b>Community Features:</b> Boat Facilities,Street Lights	<b>Exterior Features:</b> Balcony,Security/High Impact Doors,Lighting,Outdoor Grill,Outdoor Shower,Patio
<b>Interior Features:</b> Bedroom on Main Level,Closet Cabinetry,Dining Area,Separate/Formal Dining Room,Dual Sinks,Entrance Foyer,Eat-in Kitchen,First Floor Entry,Kitchen Island,Living/Dining Room,Other,Pantry,Separate Shower,Upper Level Primary,Walk-In Closet(s),Elevator,Loft	<b>Waterfront Features:</b> Intracoastal Access,No Fixed Bridges,Ocean Access
<b>Pool Features:</b> In Ground,Pool	<b>Lot Features:</b> 1/4 to 1/2 Acre Lot
<b>Parking Features:</b> Attached,Driveway,Garage	<b>Appliances:</b> Dryer,Dishwasher,Disposal,Refrigerator,Washer
<b>Architectural Style:</b> Other,Two Story	<b>Cooling:</b> Central Air
<b>Cooling Y/N:</b> 1	<b>Covered Spaces:</b> 2
<b>Flooring:</b> Marble	<b>Frontage Length:</b> 64
<b>Garage Spaces:</b> 2	<b>Garage Y/N:</b> 1
<b>Heating:</b> Central	<b>Heating Y/N:</b> 1
<b>New Construction Y/N:</b> 1	<b>Spa Y/N:</b> 1
<b>Pets Allowed:</b> No Pet Restrictions,Yes	<b>Sewer:</b> Public Sewer
<b>View:</b> Intercoastal	<b>Patio and Porch Features:</b> Balcony,Open,Patio
<b>Roof:</b> Other	<b>Waterfront Y/N:</b> 1
<b>Water Source:</b> Public	<b>Attached Garage Y/N:</b> 1
<b>Stories:</b> 2	<b>Utilities:</b> Cable Available

## Miscellaneous

<b>Development Status:</b> New Construction	<b>Public Survey Township:</b> 31
<b>Public Survey Section:</b> 14	<b>Syndication Remarks:</b> 311 Atlantic Isle is currently under construction! A stunning, waterfront home with 5,700 SF + 2,000 SF rooftop terrace is truly a contemporary oasis!
<b>Year Built Details:</b> New Construction	<b>Virtual Tour URL:</b> <a href="https://www.propertypanorama.com/instaview/mia/A11315388">https://www.propertypanorama.com/instaview/mia/A11315388</a>



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## Fees & Taxes

**Tax Annual Amount:** 25069

**Tax Year:**  
2022

**Tax Legal Description:** ATLANTIC ISLAND BEING PART OF GOVT LOT 1 PB 34-17  
LOTS 55 & 56 & PROP INT IN PT LOT 96 PB 5-35 PER D/B 3887-597 LOT SIZE SITE  
VALUE F/A/U 30

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## Courtesy of

**Office Name:** Miles Goldstein Real Estate

