



**\$ 1,250,000.00**

## **44 NE 45TH ST MIAMI FL 33137**

<https://miamirealestateinc.com>

One of the Most sought after neighborhoods in Miami. This Buena Vista historic area home offers one of the most hipp living around miami. Walking distance to Wynwood and galleries, Midtown shops, design district and all major freeways makes this area very unique. An over-size lot of 7875 sqft fabulous...

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active

### **CALL US NOW**

Phone: 305.600.0958

Email: [info@cays.com](mailto:info@cays.com)

Address: Cays Realty - Miami Real Estate Company, 13499 Biscayne Ste 105, North Miami, FL 33181

## BASIC FACTS

<b>MLS #:</b> A11217597	<b>Post Updated:</b> 2022-06-13 13:23:31
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 2
<b>Bathrooms Full:</b> 2	<b>Area:</b> 2001 sq ft
<b>Lot Size Units:</b> Square Feet	<b>Year built:</b> 1926
<b>Status:</b> Active	<b>Type:</b> Single Family Residence

## LOCATION DETAILS

<b>County Or Parish:</b> Miami-Dade County	<b>Zoning Description:</b> 0104
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## PROPERTY DETAILS

<b>Total Building Area:</b> 2109 sq ft	<b>Direction Faces:</b> North
<b>Subdivision Name:</b> BILTMORE SUB	<b>Lot Size Square Feet:</b> 7875 sq ft
<b>Parcel Number:</b> 01-31-24-024-0050	<b>Possession:</b> Closing & Funding
<b>Lot Size Area:</b> 7875	

## PROPERTY FEATURES

<b>Community Features:</b> Other,See Remarks	<b>Exterior Features:</b> Room For Pool
<b>Interior Features:</b> Bedroom on Main Level,Family/Dining Room,First Floor Entry,Workshop	<b>Pool Features:</b> None
<b>Lot Features:</b> < 1/4 Acre	<b>Parking Features:</b> Driveway

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**Appliances:** None

**Architectural Style:** Detached,Other,One Story

**Construction Materials:** Frame,Stucco

**Cooling:** None

**Flooring:** Other,Wood

**Heating:** None

**Sewer:** Public Sewer

**View:** Garden

**Roof:** Shingle

**Water Source:** Public

**Stories:** 1

## MISCELLANEOUS

**Public Survey Township:** 1

**Public Survey Section:** 24

**Syndication Remarks:** Y/ One of the best Neighborhood in Miami, walking distance to Wynwood, Design District, Midtown Shops and all major highways. Only Upside Investment

**Year Built Details:** Resale

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11217597>

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