



**\$2,150,000**

## **455 GRAND BAY DR PH17 KEY BISCAYNE FL 33149**

<https://miamirealestateinc.com>

LIVE at the TOP of the WORLD in this unique spacious RITZ CARLTON Penthouse, beautifully decorated with Restoration Hardware furnishings. Upstairs great master bedroom suite, downstairs accommodations for two sleeping guests or family. CITY views and side OCEAN views surround this corner condo-hotel residence. Enjoy while you're in town, or let this property be easily [...]

- 1 bed
- 2 baths
- Condominium
- Residential
- Active
- 1275 sq ft

### **Basics**

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 2001

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 1 bed

**Area:** 1275 sq ft



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## Rooms & Units Description

**Unit Number:** PH17

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## Location Details

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

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## Property details

**Total Building Area:** 1275

**Subdivision Name:** G B RESORT CONDO HOTEL

**Parcel Number:** 24-52-05-061-1830 **Possession:** Closing & Funding

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## Property Features



**Exterior Features:** Balcony

**Waterfront Features:** Ocean Access,Ocean Front

**Parking Features:** One Space

**Appliances:** Dishwasher,Electric Range,Microwave,Refrigerator

**Association Amenities:** Bike Storage,Business Center,Clubhouse,Fitness Center,Other,Playground,Pool,Sauna,Spa/Hot Tub,Tennis Court(s),Elevator(s)

**Cooling:** Electric

**Covered Spaces:** 1

**Garage Spaces:** 1

**Heating:** Electric

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 14

**Property Attached Y/N:** 1

**Stories Total:** 14

**Interior Features:** Built-in Features,Bedroom on Main Level

**Pool Features:** Heated

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

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Other

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Ocean

**Entry Level:** 14

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

**Waterfront Y/N:** 1

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## Miscellaneous

**Public Survey Township:** 24

**Syndication Remarks:** LIVE at the TOP of the WORLD in this 1 Bed 2 Full Bath two-story RITZ CARLTON Penthouse. Five stars amenities, 1 assigned parking, valet available

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11296694>

**Public Survey Section:** 5

**Year Built Details:** Resale

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## Fees & Taxes



**Tax Annual Amount:** 17183 **Tax Year:** 2021

**Tax Legal Description:** **Association Fee:** 3512

G B RESORT CONDO  
HOTEL UNIT PH-17  
UNDIV 1.006 INT IN  
COMMON ELEMENTS OFF  
REC 19670-4016 OR  
19879-2462 08 2001 1  
COC 26200-2683 01  
2008 1

**Association Fee  
Frequency:** Monthly

**Association Fee Includes:** Association  
Management,Amenities,Common Areas,Cable TV,Electricity,Hot  
Water,Insurance,Internet,Legal/Accounting,Maintenance  
Grounds,Maintenance Structure,Parking,Pool(s),Recreation  
Facilities,Reserve Fund,Sewer,Trash,Water

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## Courtesy of

**Office Name:** Cervera Real Estate Inc.

