



A111882881 © Miami MLS® 2023

**\$ 1,099,000.00**

## **480 NE 31ST ST 1504 MIAMI FL 33137**

<https://miamirealestateinc.com>

Waterfront GranParaiso located in Edgewater, Beautiful 2 bed/3 bath + DEN (converted to a third bedroom). Private elevator and private foyer, Floor to ceiling windows and easy access to the balcony with breathtaking views of the water. Tile flooring throughout. Designed by architecture Piero Lissoni and landscaping by Swiss landscape architect Enzo...

- 2 beds
- 3 baths
- Condominium
- 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> A11188280	<b>Post Updated:</b> 2023-01-23 15:13:30
<b>Bedrooms:</b> 2	<b>Bathrooms:</b> 3
<b>Bathrooms Full:</b> 3	<b>Area:</b> 1186 sq ft
<b>Lot Size Units:</b> Square Feet	<b>Year built:</b> 2019
<b>Status:</b> Active	<b>Type:</b> Condominium

## ROOMS & UNITS DESCRIPTION

**Unit Number:** 1504

## LOCATION DETAILS

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

## PROPERTY DETAILS

<b>Total Building Area:</b> 1186 sq ft	<b>Direction Faces:</b> East
<b>Subdivision Name:</b> GRAN PARAISO CONDO	<b>Parcel Number:</b> 01-32-30-108-1310
<b>Possession:</b> Closing & Funding	

## PROPERTY FEATURES

<b>Building Features:</b> Exterior Lighting	<b>Exterior Features:</b> Balcony,Security/High Impact Doors,Tennis Court(s)
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**Interior Features:** Breakfast Bar,Convertible Bedroom,Closet Cabinetry,Entrance Foyer,Living/Dining Room,Split Bedrooms,Walk-In Closet(s)

**Window Features:** Blinds,Impact Glass

**Parking Features:** Assigned,One Space,Valet,Garage Door Opener

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Tile

**Garage Spaces:** 1

**Heating:** Electric

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 15

**Waterfront Y/N:** 1

**Utilities:** Cable Available

**Waterfront Features:** Bay Front

**Pool Features:** Heated

**Appliances:** Dryer,Dishwasher,Electric Range,Disposal,Microwave,Refrigerator,Self Cleaning Oven,Trash Compactor,Washer

**Association Amenities:** Boat Dock,Billiard Room,Business Center,Clubhouse,Community Kitchen,Fitness Center,Barbecue,Picnic Area,Playground,Pool,Sauna,Spa/Hot Tub,Tennis Court(s),Trash

**Cooling:** Central Air,Electric

**Covered Spaces:** 1

**Furnished:** Unfurnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Bay,Intercoastal,Ocean

**Entry Level:** 15

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

**Stories Total:** 53

MISCELLANEOUS

**Public Survey Township:** 1

**Public Survey Section:** 30

**Syndication Remarks:** Spacious waterfront GRAN PARAISO 2 bedroom and 3 bath+ DEN (CONVERTED TO A THIRD BEDROOM) at the trendiest neighborhood in EDGEWATER MIAMI

**Year Built Details:** New Construction

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**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11188280>

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