



**\$1,350,000**

## **17111 BISCAYNE BLVD 304**

<https://marinapalmsmiamifl.com>

MARINA PALMS RESIDENCES SOUTH CONDO UNIT 304 UNDIV  
0.3860% INT IN COMMON ELEMENTS OFF REC 29233-1641 It  
doesn't get more upgraded than this, amazing 2 bedroom 3  
bathroom unit with a den converted into a theater room. Custom  
marble wall unit with built in bar, fireplace, and wine cooler with  
matching marble throughout unit. Walk [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 1752 sq ft

### **Basics**

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Floors:** 25 floors

**Year built:** 2017

**Subdivision Name:** MARINA PALMS RESIDENCES S

**Type:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area:** 1752 sq ft

**View:** Bay, Canal, Intercoastal

**County:** Miami-Dade



---

# Building Details

**Architectural Style:** HighRise

**Covered Spaces:** 1

**Floor covering:** Tile

**Construction Materials:** Block

**Garage Spaces:** 1

---

## Amenities & Features

**Pool Features:** Association

**Security Features:** DoorMan,ElevatorSecured,KeyCardEntry

**Association Amenities:** BoatDock,BilliardRoom,BikeStorage,BusinessCenter,FitnessCenter,HobbyRoom,Pool,Sauna,SpaHotTub,Storage,Trash,VehicleWashArea,Elevators

**Utilities:** CableAvailable

**Cooling:** CentralAir

**Furnished:** Furnished

**Interior Features:** Bidet,BedroomOnMainLevel,ClosetCabinetry,DualSinks,Elevator,FirstFloorEntry,Fireplace,KitchenIsland,SeparateShower,Bar

**Parking Features:** ElectricVehicleChargingStations,OneSpace,Valet

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

**Waterfront Features:** Bayfront,CanalFront,IntracoastalAccess

**Window Features:** Blinds,ImpactGlass

**Exterior Features:** Balcony,SecurityHighImpactDoors

**Heating:** Central

**Appliances:** Dryer,Dishwasher,ElectricRange,ElectricWaterHeater,Disposal,Refrigerator,SelfCleaningOven,Washer

---

# Expenses, Fees & Taxes

**Association Fee:** \$1,946

**Tax Year:** 2023

**Tax Annual Amount:** \$16,623

---

# Miscellaneous

**Association Fee Frequency:** Monthly **List Office Name:** Julies Realty, LLC

**Listing Terms:** Cash,Conventional

