



A11670292 © MiamiMLS® 2025

**\$1,700,000**

## **17111 BISCAYNE BLVD 309**

<https://marinapalmsmiamifl.com>

MARINA PALMS RESIDENCES SOUTH CONDO UNIT 309 UNDIV  
0.4649% INT IN COMMON ELEMENTS OFF REC 29233-1641 Price  
adjustment for quick sale. Beautiful 3 bedroom, 3.5 bath corner  
unit at The Reserve at Marina Palms. Unobstructed intercostal  
views from every room. Feels like floating on a boat, better views  
than higher floors in this building. Custom [...]

- 3 beds
- 4 baths
- Condominium
- Residential
- Active
- 2225 sq ft

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Floors:** 25 floors

**Year built:** 2017

**View:** Bay

**County:** Miami-Dade

**Type:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area:** 2225 sq ft

**Property Condition:** UpdatedRemodeled

**Subdivision Name:** MARINA PALMS RESIDENCES S

Building Details

**Construction Materials:** Block

**Garage Spaces:** 3

**Covered Spaces:** 3

**Floor covering:** Tile

Amenities & Features

**Pool Features:** Association,Heated

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

**Waterfront Features:** Bayfront

**Window Features:** ImpactGlass

**Exterior Features:** Barbecue,SecurityHighImpactDoors,PrivacyWall

**Interior Features:** Elevator,FirstFloorEntry,KitchenIsland,WalkInClosets,Bar

**Parking Features:** Covered,Deeded,TwoOrMoreSpaces,Valet,GarageDoorOpener

**Association Amenities:** BoatDock,Marina,BusinessCenter,Cabana,Clubhouse,FitnessCenter,Barbecue,PicnicArea,Pool,SpaHotTub,Storage,Elevators

**Utilities:** CableAvailable

**Cooling:** CentralAir

**Heating:** Central

**Appliances:** ElectricRange,Refrigerator,Washer

Expenses, Fees & Taxes

**Association Fee:** \$2,450

**Tax Annual Amount:** \$31,687

**Tax Year:** 2023

Miscellaneous

**Association Fee Frequency:** Monthly

**List Office Name:** London Foster Realty

**Listing Terms:** Cash,Conventional

