



**\$949,000**

## **17301 BISCAYNE BLVD 1803**

<https://marinapalmsmiamifl.com>

MARINA PALMS RESIDENCES NORTH CONDO UNIT 1803 UNDIV 0.3651% INT IN COMMON ELEMENTS OFF REC 28606-1211 Set above the marina with wide, unobstructed Intracoastal and ocean views, this 1,670 SF residence offers a calm, refined take on waterfront living in Aventura. Originally delivered as a developer model unit, Residence 1803 features upgraded finishes and a [...]

- 2 beds
- 2 baths
- Condominium
- Residential
- Active
- 1670 sq ft

## **Basics**

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Floors:** 25 floors

**Year built:** 2015

**Subdivision Name:** MARINA PALMS RESIDENCES N

**Type:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area:** 1670 sq ft

**View:** Bay,City,Intercoastal,Water

**County:** Miami-Dade



# Building Details

**Architectural Style:** HighRise  
**Covered Spaces:** 2  
**Floor covering:** Carpet, Marble

**Construction Materials:** Block  
**Garage Spaces:** 2

## Amenities & Features

**Pool Features:** Association,Heated  
**Security Features:** ElevatorSecured,LobbySecured,SecurityGuard,SmokeDetectors  
**Association Amenities:** BoatDock,BilliardRoom,Marina,BikeStorage,Clubhouse,CommunityKitchen,FitnessCenter,Barbecue,PicnicArea,Pool,Sauna,SpaHotTub,Trash,Elevators  
**Window Features:** ImpactGlass  
**Exterior Features:** Balcony,SecurityHighImpactDoors  
**Interior Features:** BuiltInFeatures,BedroomOnMainLevel,DualSinks,EatInKitchen,LivingDiningRoom,SplitBedrooms,SeparateShower,WalkInClosets  
**Parking Features:** Assigned,TwoOrMoreSpaces,Valet  
**Patio & Porch Features:** Balcony,Open  
**Waterfront Features:** Bayfront,IntracoastalAccess  
**Cooling:** CentralAir,Electric  
**Heating:** Central,Electric  
**Appliances:** BuiltInOven,Dryer,Dishwasher,ElectricRange,Disposal,Microwave,Refrigerator,TrashCompactor,Washer

# Nearby Schools

**Middle Or Junior School:** John F. Kennedy  
**High School:** Michael Krop

**Elementary School:** Ojus

# Expenses, Fees & Taxes

**Association Fee:** \$2,502

**Tax Annual Amount:** \$17,294

**Tax Year:** 2025

# Miscellaneous

**Association Fee Frequency:** Monthly **List Office Name:** Compass Florida, LLC  
**Listing Terms:** Cash,Conventional

