

**Mario Houben**

Ph: 305-926-7822

Keller Williams Capital Realty

mariohoubenrealtor@gmail.com<https://www.mariohoubenrealtor.com>

Listing

**Condo/Co-Op/Villa/Townhouse**[601 NE 36th St # 1412](#)

MIAMI, FL 33137-3951

ML#: A11845984**List Price:** \$1,269,000**Status:** Active**Short Sale:** No**REO:** No**County:** Miami-Dade County**Area:** 32**Geo Area:****Furnished:****Bedrooms:** 2**Baths:** 2/1**Convert Bed:****Efficiency:****SqFt (Liv):** ≈1,870**Tot SqFt:** ≈1,870**SqFt (Adj):** ≈1,870**Bld Ar/Src:****Year Built:** 2005/Resale**Virtual Tour:** [Click Here](#)**Location Information****Folio#:** ≈[0132190473090](#)**Parcel #:** 3090**Model Name:** 19**Municipal Code:** 1**Town/Range:** 32**Section:** 19**Complex:** Blue Condominium**Unit Floor Loc:** 14**Tot Flr in Bldg:** 33**Int Levels:****Development:****Bldg #:****# Bldg Units:****Subdivision #:** 47**Elementary:** Hartner; Eneida**# Cmplx Units:****High:** Washington; Brooker T**Middle:** de Diego; Jose**Neighborhood:****General Information****Type Property:** Condo**Front Exposure:****HOPA:** Unverified**Unit Detached:** No**Bal/Porch/Pat:****Doc Sp#:****Park Sp #:****Min Day Lse:** 90**Lse/Yr:** 4**Gov Bodies:****Main Liv Area:****Style:****Garage:****Auction:****Unit Design:****Carport:****Unit View:** Bay, Ocean View, Water View**Parking Desc:** 2 Or More Spaces, Assigned Parking, Deeded Parking, Valet Parking**Parking Restr:** Limited # Of Vehicle, No Rv/Boats, No Trucks/Trailers**Waterfront:** Yes/Bay Front**Water Access:****Construction:** CBS Construction**Floor:** Marble Floors**Security Info:** Doorman, Elevator Secure, Card Entry, Garage Secured**Remarks****Remarks:**

Iconic, wide-open bay views from Blue's premier corner line define this rare 2BR/2.5BA residence. Spanning 1,870 SqFt, this elegant renovated home features floor-to-ceiling windows, a gourmet kitchen, architectural recessed lighting, motorized shades, built-in closets, and a refined primary suite. 2 new AC units. Includes 3 parking spaces (2 tandem assigned + 1 valet) and 2 storage units. Enjoy peace of mind with fully funded reserves, lobby renovation, and no assessments. Amenities include a semi-private elevator foyer, 2 pools, a state-of-the-art fitness center with sauna and steam rooms, media lounge, BBQ area, party room, dog park, and more. Walk to Midtown & Design District, minutes to Miami Beach, Brickell, and Miami International Airport.

SupRemarks:**Driving Directions:****Rooms****Bedroom Desc:** Entry Level, Primary Bath Shower, Primary Bath Tub, Sitting Area - Primary Bedroom**Master Bath:** Combination Tub & Shower, Dual Sinks, Whirlpool/Spa**Addition Rooms:****Dining Desc:** Dining/Living Room, Eat-In Kitchen, Formal Dining, Other

Additional Information

Pets:	Yes	Pet Fee:	0	Cable:	Yes
Pet Rstr:	More Than 20 Lbs	Pet Dsc:			
# Ceiling Fans:					
Interior Feat:	Built-Ins, Closet Cabinetry, Cooking Island, Foyer Entry, Split Bedroom, Walk-In Closets				
Equip/Appl:	Automatic Garage Door Opener, Circuit Breaker, Dishwasher, Dryer, Icemaker, Electric Range, Refrigerator, Self Cleaning Oven, Wall Oven, Washer				
Window Treat:	Blinds/Shades, High Impact Windows				
Exterior Feat:	High Impact Doors, Open Balcony				
Restrictions:	Ok To Lease				
Maint Incl:	All Amenities, Building Exterior, Common Area, Elevator, Hot Water, Insurance, Landscaping/Lawn Maintenance, Manager, Parking, Pool Service, Reserve Fund, Security, Sewer, Trash Removal, Water				
Heating:	Central Heat				
Cooling:	Central Cooling				
Sprinkler:					
Approval Info:	1-2 Weeks Approval, Association Approval Required				
Amenities:	Bbq/Picnic Area, Bike Storage, Business Center, Clubhouse-Clubroom, Community Room, Elevator, Exercise Room, Exterior Lighting, Extra Storage, Heated Pool, Pool, Sauna, Spa/Hot Tub, Trash Chute				
Green Energy:					

Financial Information

Assumable:		\$/SOH Value:		Assessed \$:	
Total Mortg:	510,400	Terms:	All Cash, Conventional	Membership:	No
Type of Assoc:	Condo			Land Lse Fee:	
Application Fee:	\$100	Maint Fee:		Flood Zone:	⌘AE
Rec Lease/Mo:		Assoc Fee Pd:	Monthly	Owner Agent:	No
Assoc Fee:	\$2,614	Tax Year:	2024		
Tax Amount:	\$16,204				
Tax Info:	Tax Reflects No Exemptions				
Special Info:	None				
Possession Info:	At Closing, Funding				

Prepared By: Mario Houben

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*** Flood Insurance is Required *****Information is Believed To Be Accurate But Not Guaranteed. Copyright SEFMLS © 2025**

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