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 Listing



Condo/Co-Op/Villa/Townhouse

[601 NE 36th St # 1412](#)

MIAMI, FL 33137-3951

ML#: A11968352

List Price: \$1,200,000

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:

Location Information

Folio#: [×0132190473090](#)
Municipal Code: 1
Complex: Blue Condominium
Unit Floor Loc: 14
Development:
Bldg Units:
Elementary: Hartner; Eneida
High: Washington; Brooker T
Neighborhood:

Parcel #: 3090
Town/Range: 32
Tot Flr in Bldg: 33
Cmplx Units:
Middle: de Diego; Jose

Model Name:
Section: 19
Int Levels:
Bldg #:
Subdivision #: 47

General Information

Type Property: Condo
Unit Detached: No
Park Sp #:
Gov Bodies: Condominium
Style: C42-Condo 5+ Stories
Garage: 2
Unit Design: High Rise, Lobby
Unit View: Bay, Ocean View, Water View
Parking Desc: 2 Or More Spaces, Assigned Parking, Covered Parking, Deeded Parking, Valet Parking
Parking Restr: Limited # Of Vehicle, No Rv/Boats, No Trucks/Trailers
Waterfront: Yes/Bay Front
Water Access: None
Construction: CBS Construction
Floor: Marble Floors
Security Info: Elevator Secure, Card Entry, Garage Secured, Lobby Secured

Front Exposure:
Bal/Porch/Pat: Yes
Min Day Lse: 90
Main Liv Area:

HOPA: Unverified
Doc Sp#:
Lse/Yr: 4
Auction:
Carpport:

Remarks

Remarks: Wake up to breathtaking, unobstructed Biscayne Bay views from Blue's premier high-floor corner residence—an exceptional 2BR/2.5BA home offering 1,870 SqFt of light-filled living framed by floor-to-ceiling glass. Endless water vistas and radiant sunrises define this beautifully renovated space, featuring a gourmet kitchen, architectural recessed lighting, motorized shades, spacious custom built-in closets, and a serene primary suite retreat. Two new AC systems provide modern efficiency and comfort. A rare offering in the building, the residence includes two oversized side-by-side assigned parking spaces, one valet space, and two private storage units—an uncommon advantage for this prime line. Strategically positioned as one of the most attractive opportunities for a premier corner residence at Blue Condo, this home delivers exceptional value for its size, views, and upgrades. The building features fully funded reserves, no special assessments, and premier amenities including a semi-private elevator foyer, two resort-style pools, a state-of-the-art fitness center with sauna, media lounge, BBQ area, party room, dog park, and more. A sophisticated, design-forward lobby transformation—fully permitted by the City—is set to begin shortly, elevating the building's arrival experience and long-term appeal. Ideally located in the heart of Edgewater, steps to Midtown and the Design District, and 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:
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, Heated 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	Maint Fee:		Land Lse Fee:	
Application Fee:	\$100	Assoc Fee Pd:	Monthly	Flood Zone:	×AE
Rec Lease/Mo:		Tax Year:	2025	Owner Agent:	No
Assoc Fee:	\$2,614				
Tax Amount:	\$16,729				
Tax Info:	Tax Reflects No Exemptions				
Special Info:	Disclosure, Flood Zone, Milestone Inspection Report, Structural Integrity Reserve Study				
Possession Info:	At Closing, Funding				

Prepared By: Mario Houben

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*** Flood Insurance is Required ***

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