



**\$7,295,000**

## **1161 STILLWATER DR**

<https://miamiluxuryhomes.org>

BISCAYNE BEACH-2ND ADDN PB 46-39 LOT 38 BLK 15 LOT SIZE 50.000 X 150 OR 9745-0751 COC 24155-0651 01 2006 1 A striking expression of modern waterfront living, this newly constructed residence delivers scale, privacy, & direct access to Biscayne Bay within the gated enclave of Biscayne Point. Beautifully executed with flawless, high-end interiors, the [...]

- 4 beds
- 3 baths
- SingleFamilyResidence
- Residential
- Active
- 3289 sq ft

## **Basics**

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Area:** 3289 sq ft

**Year built:** 2026

**Subdivision Name:** BISCAYNE BEACH-2ND ADDN

**Type:** SingleFamilyResidence

**Bedrooms:** 4 beds

**Floors:** 1 floor

**Lot size:** 7500, 7500 sq ft

**View:** Bay

**County:** Miami-Dade



# Building Details

**Water Source:** Public

**Lot Features:** LessThanQuarterAcre

**Construction Materials:** Block

**Garage Spaces:** 2

**Architectural Style:** Detached,OneStory

**Sewer:** PublicSewer

**Covered Spaces:** 2

**Floor covering:** Tile

## Amenities & Features

**Pool Features:**  
InGround,Pool

**Parking Features:** Covered

**Security Features:**  
GatedCommunity

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

**Roof:** Concrete

**Waterfront Features:** Bayfront,OceanAccess

**Cooling:** CentralAir

**Exterior Features:** Balcony,Deck,Other,Porch

**Heating:** Central

**Interior Features:** BuiltInFeatures,ClosetCabinetry,DualSinks,FirstFloorEntry,KitchenIsland,LivingDiningRoom,SittingAreaInPrimary,SeparateShower,UpperLevelPrimary,WalkInClosets

**Appliances:**  
Dryer,Dishwasher,Refrigerator

# Nearby Schools

**Middle Or Junior School:** Nautilus

**Elementary School:** Biscayne

**High School:** Miami Beach

# Expenses, Fees & Taxes

**Tax Annual Amount:** \$36,747

**Tax Year:** 2025

# Miscellaneous

**Association Fee Frequency:**  
Annually

**List Office Name:** Compass Florida, LLC

**Listing Terms:** Cash,Conventional

**Community Features:**  
BoatFacilities,Gated,Other,Sidewalks

**Direction Faces:** South

