



**\$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

<b>Water Source:</b> Public	<b>Architectural Style:</b> Detached,OneStory
<b>Lot Features:</b> LessThanQuarterAcre	<b>Sewer:</b> PublicSewer
<b>Construction Materials:</b> Block	<b>Covered Spaces:</b> 2
<b>Garage Spaces:</b> 2	<b>Floor covering:</b> Tile

## Amenities & Features

<b>Pool Features:</b> InGround,Pool	<b>Parking Features:</b> Covered
<b>Security Features:</b> GatedCommunity	<b>Patio &amp; Porch Features:</b> Balcony,Deck,Open,Porch
<b>Roof:</b> Concrete	<b>Waterfront Features:</b> Bayfront,OceanAccess
<b>Cooling:</b> CentralAir	<b>Exterior Features:</b> Balcony,Deck,Other,Porch
<b>Heating:</b> Central	<b>Interior Features:</b> BuiltInFeatures,ClosetCabinetry,DualSinks,FirstFloorEntry,KitchenIsland,LivingDiningRoom,SittingAreaInPrimary,SeparateShower,UpperLevelPrimary,WalkInClosets
<b>Appliances:</b> Dryer,Dishwasher,Refrigerator	

# Nearby Schools

<b>Middle Or Junior School:</b> Nautilus	<b>Elementary School:</b> Biscayne
<b>High School:</b> Miami Beach	

# Expenses, Fees & Taxes

<b>Tax Annual Amount:</b> \$36,747	<b>Tax Year:</b> 2025
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# Miscellaneous

<b>Association Fee Frequency:</b> Annually	<b>List Office Name:</b> Compass Florida, LLC
<b>Listing Terms:</b> Cash,Conventional	<b>Community Features:</b> BoatFacilities,Gated,Other,Sidewalks
<b>Direction Faces:</b> South	

