



**\$2,599,000**

## **118 NW 45TH ST MIAMI FL 33127**

<https://miamiluxuryhomes.org>

A few blocks from The Miami Design District sits this new construction modern home with 3,642 total SQ/FT. Walk through the oversized pivot door and find an open floor plan with 13' ceilings. The tall windows overlook the pool and seamlessly integrate the indoor and outdoor spaces for the ultimate Florida lifestyle. Oak wood flooring, [...]

- 4 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 2890 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Area:** 2890 sq ft

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Year built:** 2023



---

## Property Features

**Community Features:** Other

**Interior Features:** Wet Bar,Bedroom on Main Level,Breakfast Area,Dual Sinks,Eat-in Kitchen,First Floor Entry,High Ceilings,Kitchen Island,Living/Dining Room,Separate Shower,Upper Level Primary,Walk-In Closet(s)

**Window Features:** Impact Glass

**Lot Features:** Sprinklers Automatic,Sprinkler System,< 1/4 Acre

**Security Features:** Smoke Detector(s)

**Architectural Style:** Contemporary/Modern,Detached,Two Story

**Cooling:** Central Air,Electric

**Covered Spaces:** 1

**Garage Spaces:** 1

**Heating:** Central,Electric

**Pets Allowed:** Size Limit,Yes

**View:** Other

**Roof:** Flat

**Attached Garage Y/N:** 1

**Utilities:** Cable Available

**Exterior Features:**

Balcony,Barbecue,Deck,Fence,Lighting,Outdoor Grill,Porch,Security/High Impact Doors

**Laundry Features:** Washer Hookup,Dryer Hookup

**Pool Features:** Automatic Chlorination,Heated,In Ground,Other,Pool Equipment,Pool

**Parking Features:**

Attached,Driveway,Garage,Guest,Paver Block,Garage Door Opener

**Appliances:** Built-In Oven,Dishwasher,Electric Range,Electric Water Heater,Ice Maker,Microwave,Other,Refrigerator,Self Cleaning Oven

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Marble,Wood

**Garage Y/N:** 1

**Heating Y/N:** 1

**Sewer:** Public Sewer

**Patio and Porch Features:**

Balcony,Deck,Open,Porch

**Water Source:** Public

**Stories:** 2

---

## Property details



**Total Building Area:** 3642

**Disclosures:** Owner Is Listing Agent

**Lot Size Square Feet:** 7200

**Possession:** Closing & Funding

**Lot Size Area:** 7200

**Direction Faces:** North

**Subdivision Name:** BUENA VISTA

**Parcel Number:** 01-31-24-020-0630

**Living Area Source:** Appraiser

---

## Location Details

**County Or Parish:** Miami-Dade County

**Zoning Description:** 0104

---

## Fees & Taxes

**Tax Annual Amount:** 7396

**Tax Year:**  
2022

**Tax Legal Description:** BUENA VISTA HGTS ADD AMD PL PB 3-22 LOT 22 BLK 3  
LOT SIZE SITE VALUE OR 14671-44 0490 4 COC 24168-3592 01 2006 5

---

## Miscellaneous

**Public Survey Township:** 1

**Public Survey  
Section:** 24

**Syndication Remarks:** A few blocks from The Miami Design District sits this  
new construction modern home with 3,642 total SQ/FT.

**Year Built  
Details:** New  
Construction

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11519673>

---

## Courtesy of

**Office Name:** Florida Capital Realty

