



A11741379 © Miami, FL 33136 2025

**\$6,900,000**

## **261 GREENWOOD DR**

<https://miamiluxuryhomes.org>

32 54 42 PB 53-39 TROPICAL ISLE HOMES SUB 4TH ADDN LOT 18  
BLK 28 LOT SIZE 75.000 X 100 OR 17978-0352 0198 4 Turn-key  
custom home crafted by Duncan Heuser Design & Development,  
featuring a comprehensive interior design package by James  
Duncan Design. This must-see residence showcases classic  
architecture and timeless elegance. A curated [...]

- 5 beds
- 6 baths
- SingleFamilyResidence
- Residential
- Active
- 3525 sq ft

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## **Basics**



**Category:** Residential

**Type:** SingleFamilyResidence

**Status:** Active

**Bedrooms:** 5 beds

**Bathrooms:** 6 baths

**Half baths:** 1 half bath

**Floors:** 2 floors

**Area:** 3525 sq ft

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

**Year built:** 2025

**View:** Garden

**Subdivision Name:** TROPICAL ISLE HOMES SUB 4

**County:** Miami-Dade

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## Building Details

**Water Source:** Public

**Architectural Style:** TwoStory

**Lot Features:** SprinklersAutomatic,LessThanQuarterAcre

**Sewer:** PublicSewer

**Construction Materials:** Block

**Covered Spaces:** 2

**Foundation Details:** PillarPostPier,Raised

**Garage Spaces:** 2

**Levels:** Two

**Floor covering:** Hardwood, Wood

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## Amenities & Features

**Pool Features:**  
InGround,Pool

**Parking Features:** AttachedCarport,Attached,Garage,Guest

**Roof:** Flat,Tile

**Cooling:** CentralAir

**Exterior Features:**  
Barbecue

**Furnished:** Furnished

**Heating:** Electric

**Interior Features:**  
BuiltInFeatures,BedroomOnMainLevel,VaultedCeilings

**Appliances:** GasRange

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## Nearby Schools

**Elementary School:** Keybiscayne

**High School:** Mast Academy



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## Expenses, Fees & Taxes

**Tax Annual Amount:** \$25,229

**Tax Year:** 2024

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## Miscellaneous

**Association Fee Frequency:** Annually **List Office Name:** Duncan Studio Real Estate Division  
PLLC

**Listing Terms:** Cash

**Community Features:** Other

**Direction Faces:** South

