



A11480621 © Miami MLS® 2024

**\$15,500,000**

## **345 N HIBISCUS DR MIAMI BEACH FL 33139**

<https://miamiluxuryhomes.org>

Best Opportunity on the market & repriced to Sell! Best location on Hibiscus Island premier WIDE BAYFRONT property, double sized Lot, with 120' of linear waterfront on 24-hour guard gated Hibiscus Island – Northern exposure. Ready for re-development – one or two homes – NW exposure – captivating unobstructed open bay views of the Venetian [...]

- 3 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 3646 sq ft

### **Basics**

**Bathrooms Full:** 4

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Year built:** 1952

**Lot Size Units:** Square Feet

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 3646 sq ft



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## Property Features

**Community Features:** Gated,Home Owners Association

**Interior Features:** Bedroom on Main Level,Dual Sinks,Jetted Tub,Living/Dining Room,Custom Mirrors,Split Bedrooms,Separate Shower

**Pool Features:** In Ground,Pool

**Parking Features:** Circular Driveway,Driveway

**Appliances:** Dryer,Dishwasher,Electric Range,Refrigerator,Washer

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Tile

**Furnished:** Unfurnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**Sewer:** Public Sewer

**View Y/N:** 1

**Waterfront Y/N:** 1

**Stories:** 1

**Exterior Features:** Fence,Storm/Security Shutters

**Waterfront Features:** Bay Front,No Fixed Bridges,Ocean Access

**Lot Features:** 1/4 to 1/2 Acre Lot

**Security Features:** Gated Community

**Architectural Style:** Detached,One Story

**Cooling:** Central Air,Electric

**Covered Spaces:** 3

**Frontage Length:** 120

**Garage Spaces:** 3

**Heating:** Central,Electric

**Pets Allowed:** No Pet Restrictions,Yes

**View:** Bay,Water

**Roof:** Flat

**Water Source:** Public

**Utilities:** Cable Available

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## Property details

**Total Building Area:** 4461

**Disclosures:** Flood Plain Disclosure

**Lot Size Square Feet:** 21000

**Possession:** Closing & Funding

**Direction Faces:** Northeast

**Subdivision Name:** HIBISCUS ISLAND

**Parcel Number:** 02-32-32-006-0380

**Lot Size Area:** 21000

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## Location Details



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

**Directions:** MacArthur Causeway EAST to Palm & Hibiscus Island Entrance

**Zoning Description:** 0800

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## Fees & Taxes

**Tax Annual Amount:** 28414

**Tax Year:** 2022

**Tax Legal Description:** 32 53 42 4-5 54 42 HIBISCUS ISLAND PB 8-75  
LOTS 16 & 17 BLK 2 LOT SIZE 120.000 X 175 OR 18968-1818 11 1999 5

**Association Fee:** 1000

**Association Fee Frequency:** Annually

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## Miscellaneous

**Public Survey Township:** 2

**Public Survey Section:** 32

**Syndication Remarks:** Premier 21,000 SF of WIDE BAYFRONT, NW exposure. Ready for redevelopment & subdividable. OPEN Bay views w/largest dock on the island (100 x 30 ft)

**Year Built Details:** Resale

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11480621>

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## Courtesy of

**Office Name:** One Sotheby's International Re

