



**\$36,000,000**

## **56 BAL BAY DR BAL HARBOUR FL 33154**

<https://miamiluxuryhomes.org>

The only new construction modern waterfront home in Bal Harbour. 56 Bal Bay merges indoor & outdoor spaces, creating a tropical retreat that emphasizes nature in every corner. Sitting on a 21,225-SF lot, the 10,034 SF home boasts 100â of water frontage and 7 BD, 8+1 BA. Features include a primary bedroom with his & [...]

- 7 beds
- 9 baths
- Single Family Residence
- Residential
- Active
- 10034 sq ft

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### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Single Family Residence

**Bedrooms:** 7 beds

**Area:** 10034 sq ft

**Bathrooms Full:** 8

**Category:** Residential

**Status:** Active

**Bathrooms:** 9 baths

**Year built:** 2023



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## Property Features

**Community Features:**

Gated,Other,Park

**Interior Features:** Built-in Features,Bedroom on Main Level,Breakfast Area,Closet Cabinetry,Dual Sinks,Eat-in Kitchen,Family/Dining Room,First Floor Entry,Kitchen Island,Living/Dining Room,Pantry,Sitting Area in Primary,Separate Shower,Upper Level Primary,Walk-In Closet(s),Elevator

**Window Features:** Impact Glass

**Lot Features:** 1/4 to 1/2 Acre Lot,Sprinkler System

**Security Features:** Gated Community,Security Guard

**Architectural Style:** Detached,Two Story

**Cooling:** Central Air

**Covered Spaces:** 3

**Frontage Length:** 100

**Garage Spaces:** 3

**Heating:** Central

**Spa Y/N:** 1

**Sewer:** Public Sewer

**View Y/N:** 1

**Roof:** Metal

**Water Source:** Public

**Stories:** 2

**Exterior Features:** Balcony,Security/High Impact Doors,Lighting,Outdoor Grill,Patio

**Waterfront Features:** Intracoastal Access

**Pool Features:** Heated,In Ground,Pool

**Parking Features:** Attached,Garage,Paver Block,Garage Door Opener

**Appliances:** Some Gas Appliances,Built-In Oven,Dryer,Dishwasher,Disposal,Gas Range,Microwave,Refrigerator,Self Cleaning Oven,Washer

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Marble,Wood

**Furnished:** Unfurnished

**Garage Y/N:** 1

**Heating Y/N:** 1

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

**View:** Bay,Intercoastal

**Patio and Porch Features:** Balcony,Open,Patio

**Waterfront Y/N:** 1

**Attached Garage Y/N:** 1

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## Property details



**Total Building Area:** 17779

**Subdivision Name:** BAL HARBOUR RESIDENTIAL S

**Parcel Number:** 12-22-26-002-0070

**Living Area Source:** Owner

**Direction Faces:** East

**Lot Size Square Feet:** 21225

**Possession:** Closing & Funding

**Lot Size Area:** 21225

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## Location Details

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

**Directions:** Please use Entrance to Bal Harbour Village off Collins Ave. On Harbour Way, Please give your name to security who will call to confirm entry.

**Zoning Description:** 1100

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## Fees & Taxes

**Tax Annual Amount:** 170824

**Tax Year:**  
2022

**Tax Legal Description:** BAL HARBOUR RES SEC PB 44-98 LOT 7 BLK 1 AND PROP INT IN & TO COMMON ELEMENTS NOT DEDICATED TO PUBLIC LOT SIZE 100.120 X 212 OR 19404-0881 1

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## Miscellaneous

**Public Survey Township:** 12

**Public Survey Section:** 26

**Syndication Remarks:** The only new construction modern waterfront home in Bal Harbour.

**Year Built Details:** New Construction

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11365217>

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## Courtesy of

**Office Name:** Coldwell Banker Realty

