

# Agent Full



General Information		Single Family
ML# A2207176		
List Price:	\$15,500,000	
Range Price:	LLP:	Status: Closed Sale
Short Sale:	No /	REO: No
Listing Broker:	CBI N01 / <a href="#">Calibre International Realty</a>	
Address:	151 N HIBISCUS DR MIAMI BEACH, FL 33139-5119	
County:	Miami-Dade County	
Area:	32	
Geographic Area:		
Legal:	32 53 42 45 54 42 HIBISCUS ISLAND PB 8-75 LOT 38 & 20FT STRIP BLK 2 LOT SIZE 60.000 X 175 OR 1	
Folio #:	<a href="#">0232320060511</a>	Parcel #: 0511
Municipal Code:	2	Town/Range: 32 Section: 32
Subdivision #:	6	Map Coord: 3232 Zoning: 80/PUBLI
Contingencies:	No Contingencies	Type of Property: Single
Subdivision:	32 53 42 45 54 42 HIBISCU	Transaction Type: Development:
Style:	R35-WF/Pool/Ocean Access	Model Name:
Furnished:	/	
SQFT (living area):	6,913	Bedrooms: 6
SQFT (total area):	7,913	Baths: 6/1
		Year Built: 2016 New Construction
Virtual Tour URL:		

Recent: 05/23/2016 : Closed Sale : PS->CS

### Detailed Property Information

Remarks: Luxurious new modern home developed by the AquaBlue Group, architecture by Reinaldo Borges. Double height entry to spacious open living areas with soaring ceilings. Floor to ceiling electric rear sliding doors to infinity edge pool, spa, entertainment dec k, Italian kitchen and doors, Dornbracht fixtures, architectural lighting, elevator, generator, automated Crestron smart home, roof top deck w/ 360 views of Miami Beach & downtown. Sold completely furnished with designer custom furniture throughout.

Driving Directions:

Broker Remarks: Please email [julian@MIWaterfront.com](mailto:julian@MIWaterfront.com)

Ownership:

Maintenance Incl:

Tenant Pays:

Elementary School:

Middle School:

High School:

Flooring:

Cooling:

# Ceiling Fans:

View:

Pools:

Bedroom:

Dining:

Equip/Appliance:

Exterior Features:

Interior Features:

Master Bath:

Parking:

Parking Restrict:

Restrictions:

Guest House:

Subdivision Info:

Sprinkler:

HOPA: No HOPA  
Main Living Area:

Pets:  
Pets - Restrictions:

Windows:

Convertible Bedroom:

Heating: Central Heat

Pool Dimens: 0 Spa:

Dishwasher, Dryer, Elevator, Microwave, Gas Range, Refrigerator, Wall Oven, Washer Barbeque, Built-In Grill, Fence, High Impact Doors, Exterior Lighting, Open Balcony First Floor Entry, Built-Ins, Cooking Island, Elevator, Walk-In Closets

Covered Parking, Driveway

No Restrictions

Other Subdiv/Park Info

Guest House SqFt: 0

Cable Available:

### Unit/Bldg. Information

Garage:	Design: Attached / Two Story	
Carpport:	# Garage Spaces: 2	Park Space #:
Roof: Concrete Roof	# Carport Spaces: 0	
	Construction: CBS Construction	

### Lot Information

Approx. Lot Size: X	Lot Square Feet: 11,000	
Waterfront: Yes	Waterfront Descrip: Bay Front	
Water Access: Dock Available	Boat/Dock Info:	Dock Space #:
Water Frontage: 60	Front Exposure: South	
Water: Municipal Water	Sewer: Municipal Sewer	
Subdivision #: 6		
Zoning: 80/PUBLI		

### Room Information

### Financial/Transaction Information

Taxes: \$58,097		DAV/SOHS:	
Tax Year: 2014		DMV/ASVS:	
Tax Information: Tax Reflects City & County Tax		Assumable:	
HOA Fee:		Total Mortgage:	
HOA Fee Paid: None		Memb Req/Fee: No /	
HOA Type:			
Terms Considered: All Cash, Conventional			
Application Fee:			
Maintenance Fees:			
Special Info: As Is	Possession: Negotiable	IDX: Yes	

### Office Information

Office Code: CBI N01	Agent ID: 3041178
Office Name: <a href="#">Calibre International Realty</a>	Agent Name: <a href="#">Julian Johnston</a>
Office Address: 1674 Meridian Ave Miami Beach, FL 33139	Agent Ph: 305-502-3985
Office Ph: 305-912-1101	Agent Ph 2:
Office Fax: 305-397-2576	Agent Email: <a href="mailto:julian@MIWaterfront.com">julian@MIWaterfront.com</a>
	Agent License: 3041178

Listing Information

Owner Name:		Owner Phone:	
Buyer Agent Comp:	3.5%	AVM:	No
Trans Broker Comp:	3.5%	Bloggng:	Yes
Non-Rep Comp:	3.5%	Photo Instructions:	Realtor to Upload Images 1-35
VAR Dual Rate Comp:	No		
Joint Agency:		Occupancy Info:	Call Listing Agent
Listing Type:	Exclusive Right to Sel	Showing Instr:	Call Listing Agent
List Date:	11/23/2015	Previous Status:	
Expiration Date:	11/23/2016	Status Change Date:	05/23/2016
Pending Date:	04/20/2016	Previous List Price:	
Closing Date:	05/19/2016	Price Change:	
Expected Closing Dt:	05/19/2016	Original List Price:	\$15,500,000
Withdrawn Date:		Days on Market:	177
Internet Site:		Listing on Internet:	Yes
Internet Remarks:	Six bed, six and half bath, with spacious open plan living areas, telescopic rear doors to relaxing entertainment deck. Wide bay views.		

Sold Information

ML# A2207176

Selling Agent:	3063750 / <a href="#">David Pobiak</a>	Selling Agent License:	3063750
Sell Agent Phone:	305-608-8352		
Selling Office:	ROBR01 / <a href="#">Beachfront Realty Inc</a>	Selling Office Phone:	305-405-0615 305-405-0615
Sale Price:	\$13,600,000	Sell \$ Per Sqft:	\$1,967.31
		Sell \$ Per Acre:	
Sold Financing Type:	Cash	Seller Contributions:	No /



\*(c) 05/23/2016 3:37:26 PM - Miami, SBBR - INFORMATION IS BELIEVED ACCURATE BUT IS NOT WARRANTED\*