



**\$2,400,000**

## **1259 97TH ST, MIAMI SHORES, FL, 33138**

<https://ritterproperties.com>

**\*\*\*Shovel-Ready Miami Shores East Development Opportunity w Active Building Permits\*\*\*** Approved & permitted to build a 5,300 finished sf home by noted Miami Architect Tom Weber Studios. Last set of plans approved under old Zoning Ordinance, allowing nearly 1,000 SF more buildable area than current code permits. Build a larger home than possible under current [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 2403 sq ft

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### **Basics**



**Date added:** Added 5 days ago  
**Type:** Residential  
**Bedrooms:** 5 beds  
**Half baths:** 1 half bath  
**Lot size, sq ft:** 12263 sq ft  
**ListOfficeName:** London Foster Realty  
**View:** Bay, Pool  
**MLS ID:** A11784047

**Category:** Single Family Residence  
**Status:** Active  
**Bathrooms:** 4 baths  
**Area:** 2403 sq ft  
**SubdivisionName:** EARLETON SHORES  
**GarageSpaces:** 3  
**ListAOR:** Miami Association of REALTORS®

## Building Details

**Cooling features:** Ceiling Fan(s), Central Air, Zoned  
**ArchitecturalStyle:** Detached, Two Story  
**Building Name:** EARLETON SHORES  
**Roof:** Concrete  
**Parking:** Additional Spaces Available, Driveway, On-street

**Year built:** 2025  
**NewConstructionYN:** No  
**Exterior material:** CBS Construction  
**Heating:** Central

## Amenities & Features

**Features:** Built-in Features, Closet Cabinetry, Den/Library/Office, Entrance Foyer, Family Room, First Floor Entry, French Doors, Pantry, Walk-In Closet(s), Wet Bar  
**CommunityFeatures:** Pool, Tennis Court(s), Golf Course Community, Pickleball  
**Waterfront available:** No  
**AttachedGarageYN:** Yes  
**PoolPrivateYN:** No

**Amenities:** Gas Range  
**PoolFeatures:** In Ground, Heated  
**GarageYN:** Yes  
**CoolingYN:** Yes  
**FireplaceYN:** No

