



**\$199,000**

**13499 BISCAYNE BLVD, NORTH MIAMI, FL,  
33181**

<https://ritterproperties.com>

JUST REDUCED!! BRIGHT AND SPACIOUS 2 BED 2 BATH UNIT IN THE UPCOMING AREA OF NORTH MIAMI, CLOSE TO FIU, JOHNSON&WALES, BARRY UNIVERSITY, RESTAURANTS, SHOPPINGS, BANKS AND MORE. OPEN BALCONY, 24 HS SECURITY, EASY TO SHOW. THE POOL AREA IS UNDER REPAIR (IT WILL BE FINISHED BY MAY 2026). SPECIAL ASSESSMENT \$399,66.

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1070 sq ft

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**Basics**



**Date added:** Added 9 months ago

**Type:** Residential

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 0 sq ft

**ListOfficeName:** EXP Realty LLC

**View:** Canal

**ListAOR:** Miami Association of REALTORS®

**MLS ID:** A11818181

**Category:** Condominium

**Status:** Active

**Bathrooms:** 2 baths

**Area:** 1070 sq ft

**SubdivisionName:** SAILBOAT CAY CONDO

**GarageSpaces:** 1

**UnitNumber:** 602

**EntryLevel:** 6

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## Building Details

**Cooling features:** Central Air

**ArchitecturalStyle:** Split Level

**Building Name:** SAILBOAT CAY CONDO

**Exterior material:** Concrete Block Construction

**Year built:** 1973

**NewConstructionYN:** No

**Heating:** Central

**Parking:** 1 Space, Covered

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## Amenities & Features

**Features:** No Interior Features

**Amenities:** Dishwasher, Electric Range, Electric Water Heater, Microwave, Refrigerator

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Elevator Secure, Secured Garage/Parking, Lobby Secured

**ExteriorFeatures:** East Of Us1, None

**GarageYN:** Yes

**CoolingYN:** Yes

**FireplaceYN:** No

