



# Bay House Exceptional Residence

600 Northeast 27th Street, Miami, FL, 33137

Price: \$ 1,250,000

  
NUMBER OF  
BEDS  
**3**

  
NUMBER OF  
BATHROOMS  
**2.5**

  
IN SQ FT.  
AREA  
**1,764**

  
PROPERTY AGE  
YEAR BUILT  
**2015**

One of a kind residence with no expense spared. Professionally designed and decorated with careful consideration and planning for every corner and detail. This corner residence with large, wrap-around terrace, will wow the pickiest of buyers from the time you walk in, from finishes, to space distribution, to views and features. Miami Living at its best in Miami's hottest neighborhood of Edgewater with custom details, closets, cabinetry, lighting and finishes everywhere you look. Timeless elegance in a fantastic building and outstanding location.

2 parking spaces

## Ines Hegedus-Garcia

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Courtesy of Ines Hegedus-Garcia

## Upgrades and features

- Porcelanosa porcelain throughout unit, including bathrooms and flowing through to the terraces
- Custom lacquered baseboards throughout
- New construction recessed LED lighting throughout
- New door hardware throughout
- Custom interior doors at 7.5' high
- Overall ceiling height = 9"

### ENTRANCE

- Lacquered maple paneling on inside of entry door and wall
- Spillo fixture in Foyer

### KITCHEN & DINING AREA

- Lacquered maple paneling on kitchen peninsula
- Pendant light over kitchen peninsula
- Stainless steel kitchen backsplash
- New sink fixture
- Custom cantilevered dining table with black metal base and smoked glass
- Built-out pantry with sliding shelves and wine fridge

### LIVING ROOM

- Custom drywall soffit in living room with LED coves, recessed LED lighting and Spillo 5i LED pendant above dining table
- Drywall valances concealing electric shades in the living room
- All window treatments are black-out and living room is on separate motors so you can use them individually
- Relocated fire sprinklers providing cleaner look
- Linear A/C diffusers in living room and master bedroom
- Feature wall with ModularArts interlocking rock panels
- Custom concrete-coated shelf above couch and transecting feature wall
- Easy Ivy on terrace diving wall

### HALL - GUEST BEDROOMS - POWDER ROOM

- Lacquered maple paneling with reveals along northern hallway wall
- Lacquered maple custom frameless doors with hidden hinges for guest rooms, blending into the wall paneling
- Doors have built-in A/C returns to allow for floor-to-ceiling height
- New semi-flush lighting throughout hallway
- Lacquered maple custom closet doors with slide-over mechanism to lie flush in guest rooms
- Built-out closet systems
- Ripple-fold drapes in guest rooms
- Lacquered maple custom frameless pocket doors with hidden hinges for Jack-and-Jill guest bathroom
- Half-panel glass enclosure for guest bath
- Porcelanosa porcelain shower tiling for guest bath
- Custom louvered doors for A/C and powder room
- Custom open shelving in powder room
- Astek Wallcovering in powder room
- Kartell Large Francois Ghost Mirror in powder room
- Vibia Millennium Vibia Bath Bar lighting in powder room and guest bathroom

### MASTER BEDROOM

- Custom smoked glass and metal pivot door with modern windowpane design for master bedroom
- Renovated floor plan to add soaking tub and open up the room
- New tub and shower deck with herringbone Wagamama Marble running up the wall
- Sealed concrete Strips on the deck edges
- LED coves on the sides of master bathroom marble wall
- Custom glass shelving next to tub and in shower
- Custom black wood and metal vanity with Calacatta Retro Marble top with cut-out sinks and drains
- Custom smoked glass and concrete columns separating master shower and toilet
- Custom smoked glass and metal pivot door for master bathroom
- Custom black metal floating mirror with built-in LED lighting framing the clerestory window
- Slamp Aria LED Pendant light designed by Zaha Hadid
- Custom closet with doors varying between black woodgrain and lacquer
- Bump-out wall with LED cove lighting along length of the master bedroom
- Custom lacquered wood "headboard" storage unit with shelves and hooks for belts, ties, watches, jewelry, sunglasses, etc.
- Accent wall in master bath running floor tile up the wall
- Electric ripple-fold drapes with drywall valance
- Coated structural concrete columns as a feature without drywall - reveal window frame