



THE REX HAMILTON CORPORATION

The Ritz-Carlton Coconut Grove Penthouse One - Sold

**3400 SW 27th Avenue
Miami, Florida**

Bedrooms:

4

Bathrooms:

5 Full

1 Half

Square Footage:

4,935

Amenities:

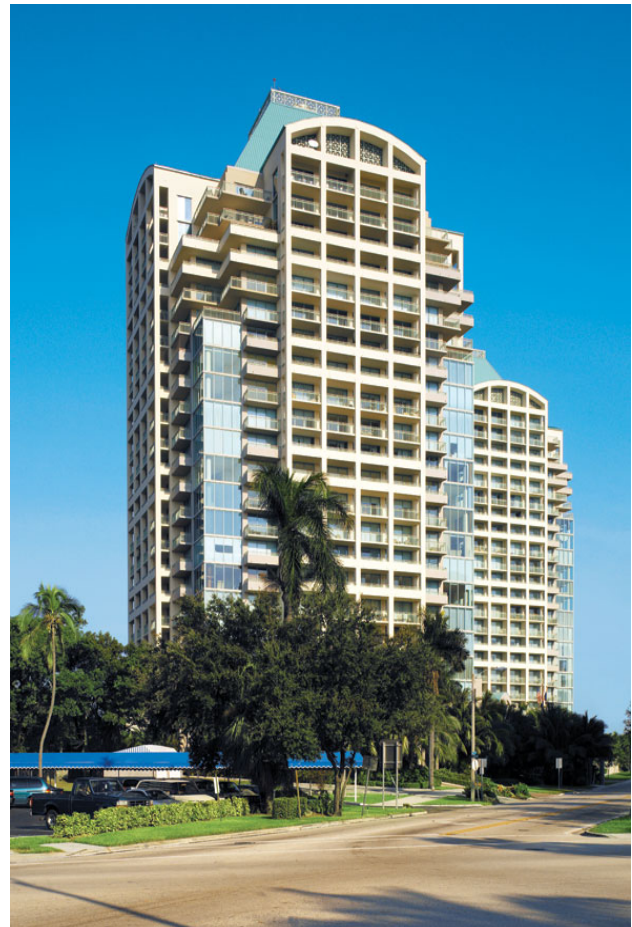
- 2 Parking Spaces + Valet
- Expansive Balconies
- Magnificent Hotel Services
- Ten Foot Ceilings with Floor-to-Ceiling Glass

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High atop Sailboat Bay in tropically beautiful Coconut Grove rests Penthouse One, a nearly 5000 square foot jewel which caps the residences at The Ritz-Carlton Coconut Grove.

Beneath Penthouse One and in front of you unfolds the scene of Miami's oldest and certainly coolest walking neighborhoods, a green community of artists, boaters, and now urbanites looking to either get out of their cars or shorten their commute to the heart of Miami. Popular with people who love walking cities like Paris and New York, Coconut Grove offers much on foot when you venture out. In addition to fine specialty shops and restaurants, you have the best of Miami's private schools minutes away by foot. One of these middle schools tested higher than Andover Academy last year, so there is no trading off convenience for quality at this location. This suburb is also the oldest part of modern Miami as well, still hosting the original home of Commodore Monroe, the oldest organized anything in Southeast Florida which is the Biscayne Bay Yacht Club, and historic homes which include the most expensive home ever sold off the water in SE Florida. Coconut Grove was a city with a mayor long before Miami was anything but a trading post. It is a place with a heart that likes to party and remembers to celebrate the simple pleasures of life along the water. Our favorite street festivals are here and they include the Coconut Grove Arts Festival (a mega event each winter on the street adjacent your front door), the King Mango Strut Parade (a Christmas week, politically incorrect parody of all big city parades), the Bed Race down McFarland Road which defies description, the weekly siege of the spandex racing bicyclers, and last but not least the Chowder Party on Columbus day where seemingly sane citizens don black Commodore uniforms and march to music for a bowl of chowder after blasting the canon. Technically the Chowder Party always starts in Grove and no one really knows what island it will end up on. But enough about the Grove, let's discuss the hotel connected by lobby to "The Residences."



In our humble opinion, Ritz-Carlton Coconut Grove knows how to act like a big Manhattan luxury hotel while being a smaller boutique operation. Perhaps that's why AAA awarded it the coveted 5 Diamond Award after less than eight months of operation, one of only 2 hotels in Miami to currently earn that achievement. (You can't live above the other winner, Mandarin Miami, but you can go there for dinner!) So at the end of the hallway, you have all of the amenities of a beautiful Ritz-Carlton property including the lobby bar, the Bizcaya Grill -voted one of the world's top 75 restaurants by Conde Naste, and an excellent full service spa. If you tire of the creations of Chef Willis Loughhead after a few thousand meals in Bizcaya, you could always cross the street to Bice, the globally successful Italian restaurant. Or walk a few blocks further to the French bistro whose owner received an award this year from the French government for culinary excellent in an atmosphere of casual fun!



But what about privacy and security if there is a hotel component to the community? Penthouse One sits atop "The Residences" which is a private, condo-only tower with opulent lobby and private motor lobby entrance and valets. You can go to the hotel anytime you'd like, but they have to go through several levels of security to be announced as your guest. Need we say more? It works really well.



Penthouse One awaits your choice of painting and molding finishes and decorator refinements. As the developer of the project picked the unit next door (always a good sign), the developer chose to finish the unit with a marble floor before presenting it to the market. Should you choose another flooring, this presents only the challenge of the days to install it. It's a unique opportunity to express your own taste in a mature location.



The master suite enjoys the best views in the Grove with south-southeast exposures over the waters looking out to Key Biscayne and the bay. The other 3 bedrooms are north facing toward the airport (20 minutes by car to MIA) and the city lights of Coral Gables (10 minutes by car). This split plan allows a maximum of privacy for the master bedroom within an intelligent floor plan which acknowledges both a sense of casual living and high lifestyle.



For more details or to arrange a private tour, please contact Rex Hamilton.

Exclusively offered by The Rex Hamilton Corporation.

For more information on this property,
contact Rex Hamilton at (305) 441-2828 or at info@rexhamilton.com.

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