



**Condo/Co-Op/Villa/Townhouse**

[901 Adams Te # 901H](#)

HOMESTEAD, FL 33034-3693

**ML#:** A10987765

**Rng Price:**

**LLP:**

**Short Sale:** No

**Listing Brkr:** [MRSI01 /My Realty Services Inc](#)

**County:** Miami-Dade County

**Area:** 79

**Geo Area:**

**Legal:** LAKESHORE CONDO #2UNIT 901 H UNDIV 1/104 INT IN COMMON ELEMENTS OFF

**Furnished:** Unfurnished

**Bedrooms:** 3

**Convert Bed:**

**SqFt (Liv):** x1,195

**SqFt (Adj):** x1,195

**Bld Ar/Src:** 1,195/Owner

**Year Built:** 1986/Resale

**Virtual Tour:** [Click Here](#)

**List Price:** \$157,900

**Sold Price:** \$154,500

**Status:** [Closed Sale](#)

**REO:** No

**Auction:** No

**Baths:** 2/0

**Efficiency:**

**Tot SqFt:** x1,195

**Location Information**

**Folio#:** [1079190130280](#)

**Municipal Code:** 10

**Subdivision #:** 13

**Complex:** LAKESHORE CONDO

**Unit Floor Loc:** 2

**# Bldg Units:**

**Elementary:**

**High:**

**Neighborhood:** GATED NEIGHBORHOOD

**Parcel #:** 0280

**Town/Range:** 79

**Map Coord:** 1979

**Tot Flr in Bldg:** 2

**Development:** LAKESHORE CONDO

**# Cmplx Units:**

**Middle:**

**Model Name:** LAKE FRONT

**Section:** 19

**Int Levels:** 1

**Bldg #:**

**General Information**

**Type Property:** Condo

**Unit Detached:** No

**Park Sp #:**

**Gov Bodies:** Condominium

**For Lease:**

**Boat Services:**

**Style:** C41-Condo 1-4 Stories

**Garage:** 0

**Unit Design:** Patio/Cluster

**Unit View:** Garden View

**Parking Desc:** 2 Or More Spaces, Guest Parking

**Parking Restr:** No Rv/Boats, No Trucks/Trailers

**Waterfront:** Yes/Lake Front

**Water Access:** None

**Construction:** CBS Construction

**Floor:** Ceramic Floor, Tile Floors

**Security Info:** Complex Fenced, Security Patrol

**Front Exposure:** West

**Bal/Porch/Pat:** Yes

**Min Day Lse:** 365

**Main Liv Area:**

**For Lease MLS#:**

**HOPA:** Unverified

**Doc Sp#:**

**Lse/Yr:** 1

**SS Addend:**

**Carpport:** 0

**Remarks**

**Remarks:** GATED COMMUNITY W/SECURITY. SECOND FLOOR ENTRY. ALMOST NEW KITCHEN AND BATHROOM CABINETS. FOYER ENTERS TO FAMILY AND DINING ROOM AREAS WITH VIEW OF KITCHEN AND LARGE BALCONY OVERLOOKING THE LAKE. ALL THREE BEDROOMS ARE SPLIT FOR EXCELLENT PRIVACY. THE CARPET IS FOUND THROUGHOUT MOST OF THE HOME. STACK WASHER AND DRYER IN HALLWAY CLOSET. SPACIOUS KITCHEN. LARGE MASTER BEDROOM WITH WALK-IN CLOSET. THE PROPERTY IS PROFESSIONALLY MANAGED AND CURRENTLY RENTED BY A NICE FAMILY AT \$1365/MONTH. THE SELLER HAS A PORTFOLIO OF PROPERTIES FOR SALE. PLEASE CONTACT THE LISTING AGENT FOR DETAILS.

**Driving Directions:** SW 344TH ST TO SW 167 AVE (AKA SE 12 AVE AKA TENNESSEE AVE), GO NORTH TO SE 11 PL ENTRANCE TO WEST. GUARD GATE. AFTER ENTERING COMMUNITY, SECOND RIGHT TURN ONTO ADAMS AVE TO FIND PROPERTY.

**Broker Remarks:** \*\* TENANT WANTS TO STAY \$1365/M, LEASE EXPIRED 10/14/2020 \*\* 24 HOUR NOTICE IS REQUIRED FOR APPOINTMENTS. MUST USE SHOWINGTIME/ASSIST TO SCHEDULE APPOINTMENT (NO AGENT INBOX APPOINTMENTS ACCEPTED). THE SELLER HAS A PORTFOLIO OF PROPERTIES FOR SALE. FIND THE COMPLETE LIST ATTACHED TO THE LISTING. \*\* AS PER SELLER, ALL OFFERS WILL BE ANSWERED BY FEBRUARY 2ND, 2021 \*\*

**Office Remarks:** GATED COMMUNITY W/SECURITY. SECOND FLOOR ENTRY. ALMOST NEW KITCHEN AND BATHROOM CABINETS. FOYER ENTERS TO FAMILY & DINING ROOM AREAS W/VIEW OF KITCHEN

**Rooms**

**Bedroom Desc:** Entry Level

**Master Bath:** Combination Tub & Shower

**Addition Rooms:** Family Room

**Dining Desc:** Breakfast Area, Family/Dining Combination  
**ADA Compliant:**

**Additional Information**

**Pets:** Yes  
**Pet Rstr:** Maximum 20 Lbs  
**# Ceiling Fans:**  
**Interior Feat:** Second Floor Entry, Foyer Entry, Walk-In Closets  
**Equip/Appl:** Dishwasher, Disposal, Dryer, Refrigerator, Washer  
**Window Treat:** Verticals  
**Exterior Feat:** Screened Balcony  
**Restrictions:** Ok To Lease  
**Maint Incl:** Common Area, Pool Service, Security  
**Heating:** Central Heat  
**Cooling:** Central Cooling  
**Sprinkler:**  
**Approval Info:** 1-2 Weeks Approval  
**Amenities:** Child Play Area, Pool  
**Equestrian:**  
**Storm Protect:**  
**Green Energy:**

**Cable:** Yes

**Financial Information**

**Assumable:**  
**Total Mortg:**  
**Type of Assoc:** Condo  
**Application Fee:** \$100  
**Rec Lease/Mo:** \$  
**Assoc Fee:** \$305  
**Tax Amount:** \$2,188  
**Tax Info:** Tax Reflects No Exemptions  
**Special Info:** As Is  
**Possession Info:** Funding  
**Bonus:**  
**Hardship Pkg:**

**\$/SOH Value:**  
**Terms:** All Cash, Conventional  
**Maint Fee:** \$305/Monthly  
**Maint Fee Incl:**  
**Assoc Fee Pd:** Monthly  
**Tax Year:** 2020  
**Spec Assess:**  
**PACE:**

**Assessed \$:**  
**Membership:** No  
**Land Lse Fee:** \$  
**Flood Zone:**  
**Owner Agent:** No  
**Mult Offers :**

**Agent/Office Information**

**Office:** [MRSI01 /My Realty Services Inc](#)  
**Agent:** [0613540 /JamesAnthony Campo](#)  
**Ofc Addr:** 9760 W. Calusa Club Dr.  
Miami, FL 33186  
**Agent Email:** [Info@TonyCampo.com](mailto:Info@TonyCampo.com)  
**Office Ph:** 786-344-9992  
**CoAgt Email:**  
**Owner Name:** Robax InvestmentsLLC  
**Buy Agt Comp:** 2.000%  
**VAR Dual Rt:** No  
**Addr on Inet:** Yes  
**Photo Instr:** Realtor to Upload Images 1-99  
**List Type:** Exclusive Right to Sell/Rent  
**Show Instr:** 24 Hour Notice, Appointment Only, Showing Assist  
**List Date:** 01/22/2021  
**Expire Date:** 07/22/2021  
**Pending Dt:** 02/03/2021  
**Closing Dt:** 04/16/2021  
**Intrnt URL:** MiamiTrust.com  
**Intrnt Rmrks:** GATED COMMUNITY W/SECURITY. SECOND FLOOR ENTRY. ALMOST NEW KITCHEN AND BATHROOM CABINETS. FOYER ENTERS TO FAMILY & DINING ROOM AREAS W/VIEW OF KITCHEN  
**Board:** A-Miami Association of REALTORS

**Agent Ph:** 786-344-9992  
**Agt Ph 2:** 786-344-9992  
**Office Fax:** 786-427-1370  
**Agent License:** 0613540  
**Own Phone:**  
**NonRep Cmp:** 2.000%  
**Blogging:** No  
**OK to Advertise:** No  
**Joint Agcy:**  
**Occupancy:** Tenant Occupied  
**Prev LP:**  
**Orig LP:** \$157,900  
**Internet:** Yes  
**Withdrn Dt:**

**Trans Brk Comp:** 2.000%  
**AVM:** No  
**Contingencies:** 3rd Party Approval  
**Stat Change Dt:** 04/19/2021  
**DOM:** 12  
**Expt Clse Dt:** 03/19/2021

**Sold Information**

**Selling Office:** [KEYE80 /The Keyes Company](#)  
**Selling Agent:** [3311334 /Andrea Rincones](#)  
**Selling Agt Lic:** 3311334  
**Sell \$ Per SqFt:** \$129.29  
**Sold Finance:** Conventional  
**Seller Contrb:** No

**Selling Office Phone:** 305-594-2120  
**Selling Agent Phone:** 786-444-3477  
**Sale Price:** \$154,500  
**Sell \$ Per Acre:**

Prepared By: JamesAnthony Campo

Date Printed: 05/10/2021 08:38 AM

 Photos

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\$154,500







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