



Residential Rental
1272 Sandpiper Blvd # .
 HOMESTEAD, FL 33035-1044
ML#: A11315702 **List Price:** \$2,100/M
Status: Rented
Listing Brkr: MRSI01 /My Realty Services Inc
County: Miami-Dade County
Area: 79
Geo Area:
Legal: ✕TOWNHOMES OF AUDUBON PB 113-32 LOT 41 LOT SIZE 2460 S
Bedrooms: 2 **Baths:** 2/0
Convert Bed:
SqFt (Liv): ✕1,120 **Efficiency:**
Year Built: 1980/Resale
Virtual Tour: [Click Here](#)

Furnished Info: Unfurnished
Furn Annual Rent:
UnFurn Annual Rent:
Jan: **Feb:** **Furn Season Rent:** **Furn Off Sea Rent:**
Jul: **Aug:** **UnFurn Season Rent:** **UnFurn Off Sea Rent:**
Mar: **Apr:** **May:** **Jun:**
Sep: **Oct:** **Nov:** **Dec:**
 Recent: **01/20/2023 : RENTED : PS->R**

Location Information

Folio#: ✕[1079200060410](#) **Parcel #:** 0410
Municipal Code: 10 **Town/Range:** 79 **Section:** 20
Subdivision #: 6 **Map Coord:** **Zoning:** ✕2800
Model Name:
Subdivision: ✕TOWNHOMES OF AUDUBON **Development:** TOWNHOMES OF AUDUBON
Elementary: **Middle:**
High:
Neighborhood:

General Information

Type Property: Townhouse **Front Exposure:** North **HOPA:** Unverified
Stories: 1.0 **Unit Floor Loc:** 1 **Bal/Porch/Pat:**
Style: R71-Townhouse/Villa-Seasonal **Avail Date:** 01/19/2023
Garage: 0 **Carpport:** 0
Lot SF: ✕2,460 **Appr Lot Size:** **For Sale:** No
For Sale MLS#:
Bed Description: Entry Level, Primary Bedroom Ground Level
Subdivision Info: Clubhouse, Community Pool, Community Tennis Courts, Other Subdiv/Park Info
Parking Desc:
Parking Restr: No Rv/Boats, No Trucks/Trailers
Lot Desc: Less Than 1/4 Acre Lot
Waterfront: No
Water Access:
Water Frontage: **View:** Garden View
Pool Dim: **Spa:**
Pool: No
Design/Desc: Patio/Cluster
Construction: Concrete Block Construction
Roof Desc: Shingle Roof
Floor: Tile Floors
Dining: Dining/Living Room
Boat Services:

Remarks

Remarks: *** NO PETS PERMITTED *** OCCUPIED UNITL 1/18/2023 *** EXCELLENT PROPERTY FOR A SMALL FAMILY. IT WAS RENOVATED ONE YEAR AGO WITH AN INTERIOR PAINTJOB AND OTHER REPAIRS TO MAKE IT READY FOR A NEW TENANT. ACCORDION HURRICANE SHUTTERS WERE INSTALLED IN 2022. THIS ONE-STORY TOWNHOUSE HAS A PRIVATE PATIO WITH A WOOD DECK. THE LARGE FAMILY ROOM WILL ACCOMODATE YOUR GUESTS. COMES WITH A FULLSIZE WASHER AND DRYER IN A LAUNDRY CLOSET. THE 2ND BEDROOM FACES THE FRONT AND MASTER BEDROOM THE BACK. *** EQUAL HOUSING OPPORTUNITY *** NO SAME DAY SHOWINGS *** LOCKBOX ***

Driving Directions: LOCATED NEAR SW 336 ST (AUDUBON DR) AND SW 167 AVE (SE 12TH AVE), JUST A BLOCK NORTH TO SANDPIPER BLVD TO FIND PROPERTY.

Broker Remarks: OWNER REQUIRES TENANTS TO HAVE A HOUSEHOLD INCOME OF ABOUT \$6000 PER MONTH TO QUALIFY FOR THIS RENTAL. MUST USE THE ATTACHED APPLICATION. NO EXCEPTIONS. USE THE SHOWINGTIME IN MLS FOR YOUR SHOWING REQUEST. *** NO SAME DAY SHOWINGS *** LOCKBOX ***

Office Remarks:

Additional Information

Pets: No **Cable:** Yes **# Int Lvl:**

Pet Rstr: None
Interior Feat: Foyer Entry, Walk-In Closets
Security Info:
Equip/Appl: Dishwasher, Dryer, Electric Water Heater, Electric Range, Refrigerator, Washer
Exterior Feat: Deck
Amenities: Clubhouse, Community Pool, Exercise Room
Miscellaneous:
Rent Restrict:
Window Treat: Verticals
Add'l Rooms: Family Room
Owner Agent: No
Bonus:
Equestrian:
Storm Protect:
ADA Compliant:
Green Energy:
PACE:

Rental Information

Min Lse Period: # Leases/Year: App Fee: \$100
Move In Cost: \$6,300 **Renewable:** Yes **Add Mov Cost:**
Approval: Rapid Approval, Tenant Pays Screening/Appl Fees
Lse Term/Info: 1 Year With Renewal Option
Rent Pay Incl: Association Fee
Rent Dep Incl: 1st Mo2 Security Deposit
Heat: Central Heat
Cooling: Central Cooling
Sewer: Sewer **Water:** Municipal Water
Flood Zone: ✕X
Mgmt Company:
Mgmt Phone:

Agent/Office Information

Office: [MRSI01 /My Realty Services Inc](#) **Agent Ph:** 786-344-9992
Agent: [0613540 /JamesAnthony Campo](#) **Agent Fax:** 786-427-1370
Ofc Addr: 9760 W. Calusa Club Dr. **Agt Ph 2:** 786-344-9992
 Miami, FL 33186
Board: A-Miami Association of REALTORS **Agent Email:** myrealtyservices@gmail.com
Office Ph: 786-344-9992 **Agent License:** 0613540
Owner Name: Manes Bejar **Own Phone:**
Buy Agt Comp: 4.166% **Trans Brk Comp:** 4.166% **NonRep Cmp:** 4.166%
VAR Dual Rt: No **AVM:** No **Blogging:** No
Addr on Inet: Yes **Contingencies:** 3rd Party Approval **OK to Advertise:** No
Photo Instr: Realtor to Upload Images 1-99 **Joint Agcy:**
List Type: Exclusive Right to Sell/Rent **Occupancy:** Tenant Occupied
Show Instr: Lockbox-Call List Agent, Showing Assist
List Date: 12/14/2022 **Stat Change Dt:** 01/20/2023 **Prev LP:**
Expire Date: 06/13/2023 **DOM:** 25 **Orig LP:** \$2,100
Pending Dt: 01/06/2023 **Expct Clse Dt:** 01/19/2023 **Internet:** Yes
Closing Dt: 01/19/2023 **Withdrn Dt:**
Intrnt URL: TonyCampo.com
Intrnt Rmrks: EXCELLENT PROPERTY FOR A SMALL FAMILY. IT WAS RENOVATED ONE YEAR AGO WITH AN INTERIOR PAINTJOB AND OTHER REPAIRS TO MAKE IT READY FOR A NEW TENANT.
Renew Comm: None/Non-Applicable

Sold Information

Selling Office: [LSIR01 /Lifestyle International Realty](#) **Selling Office Phone:** 305-809-8085
Selling Agent: [3356715 /Nidia Rodriguez](#) **Selling Agent Phone:** 786-370-7109
Selling Agt Lic: 3356715 **Sale Price:** \$2,100
Sell \$ Per SqFt: \$1.88 **Sell \$ Per Acre:**
Sold Finance:
Seller Contrb:

Prepared By: JamesAnthony Campo

Date Printed: 01/20/2023 12:58 PM



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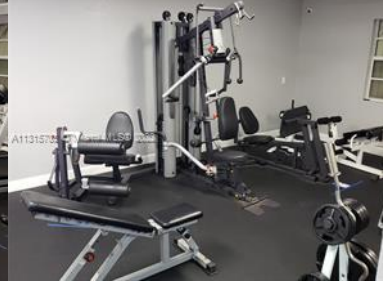
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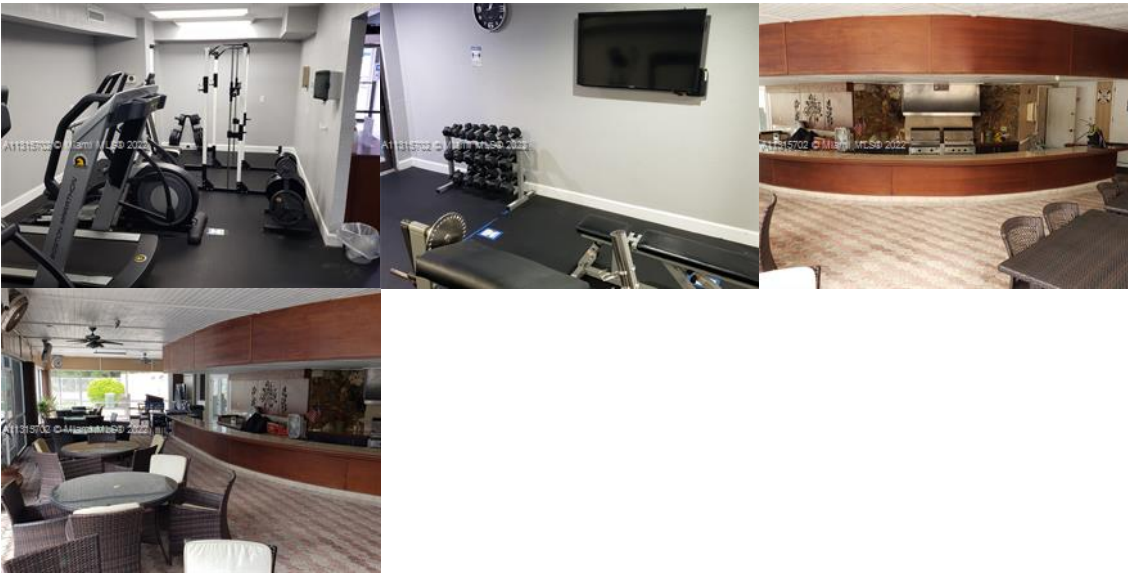
\$2,100











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