



Condo/Co-Op/Villa/Townhouse

[22621 SW 88th Pl # 205-8](#)

CUTLER BAY, FL 33190-2044, BLDG 8

ML#: A11409812

Rng Price:

LLP:

Short Sale: No

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

County: Miami-Dade County

Area: 60

Geo Area:

Legal:

Furnished: Unfurnished

Bedrooms: 2

Convert Bed:

SqFt (Liv): ≈809

SqFt (Adj): ≈809

Bld Ar/Src:

Year Built: 2007/Resale

Virtual Tour: [Click Here](#)

List Price: \$255,000

Sold Price: \$265,555

Status: Closed

REO: No

Auction: No

≈THE COURTS AT BAYSHORE II CONDO UNIT 205 BLDG 8 UNDIV 1/272 INT IN COMMON ELEMENTS OFF REC 25621-2486 COC 25912-3830 08 2007 1

Baths: 2/0

Efficiency:

Tot SqFt: ≈809

Recent: **08/18/2023 : Closed Sale : PS->CS**

Location Information

Folio#: ≈[3660160231260](#)
Municipal Code: 36
Subdivision #: 23
Complex: ISLES AT BAYSHORE
Unit Floor Loc: 2

Parcel #: 1260
Town/Range: 60
Map Coord:
Tot Flr in Bldg: 3
Development: COURTS AT BAYSHORE
Cmplx Units:
Middle:

Model Name: Second Floor
Section: 16
Int Levels:
Bldg #: 8

Bldg Units:
Elementary:
High:
Neighborhood: The Isles @ Bayshore

General Information

Type Property: Condo
Unit Detached: No
Park Sp #:
Gov Bodies: Condominium
For Lease: Yes
Boat Services:
Style: C41-Condo 1-4 Stories
Garage: 1
Unit Design: Patio/Cluster
Unit View: Garden View
Parking Desc: 1 Space, Assigned Parking, Guest Parking
Parking Restr: Limited # Of Vehicle, No Rv/Boats
Waterfront: No
Water Access:
Construction: CBS Construction
Floor: Tile Floors
Security Info: Complex Fenced

Front Exposure: West
Bal/Porch/Pat: Yes
Min Day Lse: 365
Main Liv Area:
For Lease MLS#: A11375811

HOPA: No HOPA
Doc Sp#:
Lse/Yr: 1
SS Addend:
Carport: 0

Remarks

Remarks: Beautiful second floor unit in the Isles at Bayshore. The property overlooks the garden view of the community. Must climb the stairs (No elevators). Enters the Family/Dining room area. It has a split bedroom plan for privacy. The apartment was freshly painted, and new tiles were installed in the bedrooms. The master bedroom is spacious and located towards the back. It has a large walk-in closet and master bathroom. The kitchen is very large with lots of cabinets and a laundry closet. There is also room in the kitchen for a breakfast table. The second bedroom is located towards the front and there is a full bathroom in the hallway. The club house is located near-by and has many amenities to enjoy. There is a gym with many machines, a daycare, and a huge pool.

Driving Directions: From 216 ST, turn south on 88 PL and go past the guard house for a few blocks, then turn left around 226 ST when you see the sign "The Courts at Bayshore." Drive straight in towards the back, first building on the right to the left.

Broker Remarks: See attached for the 2023 Approved Budget. According to my calculations, the association has about 13% reserves.

Office Remarks:

Rooms

Bedroom Desc: Entry Level
Primary Bath:
Addition Rooms: Family Room
Dining Desc: Breakfast Area

ADA Compliant:**Additional Information**

Pets: Yes
Pet Rstr: Maximum 20 Lbs
Ceiling Fans:
Interior Feat: Split Bedroom, Walk-In Closets
Equip/Appl: Dishwasher, Dryer, Microwave, Electric Range, Refrigerator, Washer
Window Treat: Blinds/Shades
Exterior Feat: Hurricane Shutters
Restrictions: Ok To Lease
Maint Incl: Common Area
Heating: Central Heat
Cooling: Central Cooling
Sprinkler:
Approval Info: 3-4 Weeks Approval
Amenities: Clubhouse-Clubroom, Exercise Room, Child Play Area, Pool
Equestrian:
Storm Protect: Complete Panel Shutters/Awnings
Green Energy:

Financial Information

Assumable:
Total Mortg:
Type of Assoc: Condo
Application Fee: \$150
Rec Lease/Mo:
Assoc Fee: \$224
Tax Amount: \$4,483
Tax Info: Tax Reflects No Exemptions
Special Info: As Is
Possession Info: Funding
Bonus: No
Hardship Pkg:

\$/SOH Value:
Terms: All Cash, Conventional
Maint Fee:
Maint Fee Incl:
Assoc Fee Pd: Monthly
Tax Year: 2022
Spec Assess:
PACE:

Assessed \$:
Membership: No
Land Lse Fee:
Flood Zone: xAE
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: myrealtyservices@gmail.com
Office Ph: 786-344-9992
CoOffice: [MRSI01 /My Realty Services Inc](#)
CoAgent: [3038662 /Christopher Descalzo Jr.](#)
CoAgt Fax:
CoAgt Email: cdescalzo@aol.com
Owner Name: 22621 P2D2 LLC
Buy Agt Comp: 3.00%
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: Call Listing Agent, Elect Lockbox-No Appointment, Showing Assist
List Date: 06/26/2023
Expire Date: 12/25/2023
Pending Dt: 07/10/2023
Closing Dt: 08/16/2023
Intrnt URL: TonyCampo.com
Intrnt Rmrks: Beautiful second floor unit in the Isles at Bayshore. The property overlooks the garden view of the community. Must climb the stairs (No elevators).
Board: A-Miami Association of REALTORS

Trans Brk Comp: 3.00%
AVM: No
Contingencies: 3rd Party Approval
Stat Change Dt: 08/18/2023
DOM: 14
Expct Clse Dt: 08/31/2023

Agent Ph: 786-344-9992
Agt Ph 2: 786-344-9992
Office Fax: 786-427-1370
Agent License: 0613540
CoOfc Ph: 786-344-9992
CoAgt Ph: 786-488-7805
CoAgent Lic: 3038662
Own Phone:
NonRep Cmp: 3.00%
Blogging: No
OK to Advertise: No
Joint Agcy:
Occupancy: Vacant
Prev LP:
Orig LP: \$255,000
Internet: Yes
Withdrn Dt:

Sold Information

Selling Office: [FROM01 /Florida Realty of Miami Corp](#)
Selling Agent: [3224272 /Madelin Loredo](#)
Selling Agt Lic: 3224272
Sell \$ Per SqFt: \$328.25
Sold Finance: Conventional
Seller Contrb: No

Selling Office Phone: 305-598-5488
Selling Agent Phone: 786-473-2754
Sale Price: \$265,555
Sell \$ Per Acre:

Prepared By: JamesAnthony Campo

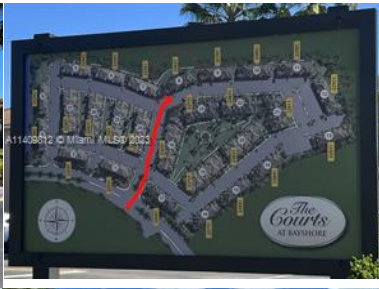
Date Printed: 08/18/2023 11:46 AM

*** Flood Insurance is Required ***

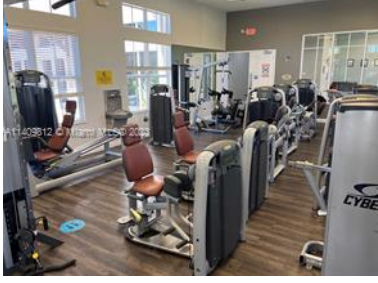
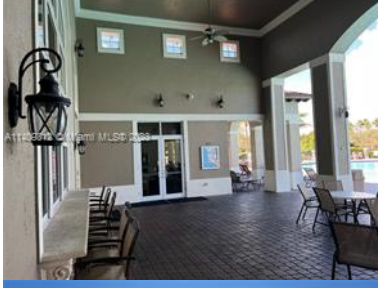
A11409812

[22621 SW 88th Pl # 205-8 Cutler Bay, FL 33190](#)

\$265,555









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