



Condo/Co-Op/Villa/Townhouse

8600 SW 67th Ave # 910

MIAMI, FL 33143-7800, BLDG 9

A11448802 ML#: **List Price:** \$285,000 **Rng Price:** Sold Price: \$285,000 LLP: Status: Closed **Short Sale:** REO: Nο

Listing Brkr: MRSI01 /My Realty Services Inc

County: Miami-Dade County

Auction: No Area: 40

Geo Area:

VILLAS OF PINECREST CONDO UNIT 910 UNDIV 0.004197609% Legal: INT IN COMMON ELEMENTS OFF REC 17818-1909 OR 19531-

1208 0201 1 COC 24884-4436 09 2006

Furnished: Unfurnished

Bedrooms: Baths: 1/1 **Convert Bed:** Efficiency: SqFt (Liv): 740 Tot SaFt:

SqFt (Adj):

Bld Ar/Src: 740/Owner Year Built: 1966/Resale Virtual Tour: Click Here

Recent: 10/05/2023: Closed Sale: PS->CS

Location Information

Model Name: Corner with Patio Folio#: 2040350391250 Parcel #: 1250

Municipal Code: 20 Town/Range: 40 Section: 35

Subdivision #: 39 Map Coord:

Complex: Villas of Pinecrest Int Levels: 9

Unit Floor Loc: Tot Flr in Bldg: Bldg #: Development: Villas Of Pinecrest

Bldg Units: # Cmplx Units:

Elementary: Middle:

High:

Neighborhood: **General Information**

Type Property: Condo Front Exposure: West

HOPA: No HOPA **Unit Detached:** Bal/Porch/Pat: Doc Sp#: No Yes

Park Sp #: Min Day Lse: 365 Lse/Yr: Gov Bodies: Main Liv Area: Condominium Entry Level

For Lease: For Lease MLS#: SS Addend:

Boat Services:

C41-Condo 1-4 Stories Style: Garage: Carport: 0

Unit Design: Corner Unit, Patio/Cluster **Unit View:** Canal, Garden View

Parking Desc: 1 Space, Assigned Parking, Guest Parking Parking Restr:

Waterfront: No/Canal Front

Water Access: None

Construction: **CBS** Construction Floor: Tile Floors

Security Info: Complex Fenced, Security Patrol

Remarks

SPACIOUS CORNER UNIT IN PINECREST CLOSE TO THE DADELAND MALL AND METRO RAIL STATION. THIS FIRST FLOOR UNIT HAS AN ENCLOSED BACKYARD WHICH IS LARGER THAN MOST PATIOS. THE ASSIGNED PARKING 239 IS NEXT TO THE CORNER OF UNIT. UNIT HAS FRENCH STYLED CLOSET DOORS THROUGHOUT. THE UPDATED KITCHEN HAS HARDWOOD CABINETS AND GRANITE COUNTER TOPS. THE SAME FOR THE MASTER BATH. THERE IS A COMBINATION TUB/SHOWER. HAS A STACK WASHER/DRYER COMBO. THE BEDROOM IS SPACIOUS AND

OVERLOOKS THE COURTYARD. AMENITIES: GYM, TENNIS & POOL ***

Driving Directions: FROM KENDALL DRIVE (SW 88 ST) AND SW 67 AVE, FIND THE GUARD GATE ENTRANCE TO COMMUNITY.

THE GUARD AT THE GUARD GATE WILL GIVE YOU THE LOCKBOX, SO YOU CAN ACCESS THE UNIT. MAKE SURE TO **Broker Remarks:**

RETURN THE BOX TO THE GUARD WHEN FINISHED. *** UPDATE ON 9/12/2023 TO INCORRECT INFORMAITON,

THE MAINTENANCE FEE IS \$512.84/MONTH ***

Office Remarks:

Remarks:

Rooms

Bedroom Desc: Entry Level

Primary Bath: Combination Tub & Shower

Addition Rooms: Florida Room

Dining/Living Room, Eat-In Kitchen Dining Desc:

ADA Compliant:

Additional Information

Pets: Cable: Yes

Restrictions Or Possible Restrictions Pet Rstr:

Ceiling Fans:

Interior Feat: First Floor Entry, Custom Mirrors, Foyer Entry, French Doors

Equip/Appl: Dishwasher, Disposal, Dryer, Icemaker, Microwave, Gas Range, Refrigerator, Washer

Window Treat: Blinds/Shades, Verticals **Exterior Feat:** Fence, Hurricane Shutters

Restrictions: Ok To Lease **Maint Incl:** Common Area **Heating:** Central Heat

Cooling: Ceiling Fans, Central Cooling

Sprinkler:

Approval Info: 1-2 Weeks Approval

Amenities: Clubhouse-Clubroom, Exercise Room, Kitchen Facilities, Child Play Area, Pool

Equestrian: Storm Protect: Complete Accordian Shutters

Green Energy:

Financial Information

Assumable: \$/SOH Value: Assessed \$:

All Cash, Conventional **Total Mortg:** Terms:

Type of Assoc: Condo Membership: No Application Fee: \$150 **Maint Fee:** Land Lse Fee:

Assoc Fee Pd:

Maint Fee Incl: Rec Lease/Mo:

Assoc Fee: \$513

Tax Amount: \$2,895 Tax Year: 2022

Tax Info: Tax Reflects No Exemptions Special Info:

Possession Info: At Closing

Spec Assess: **Mult Offers: Bonus:**

Hardship Pkg: PACE:

Agent/Office Information

Monthly

Flood Zone:

Sell \$ Per Acre:

Owner Agent: No

Office: Agent Ph: 786-344-9992 MRSI01 /My Realty Services Inc 786-344-9992 Agent: 0613540 /JamesAnthony Campo Agt Ph 2: Ofc Addr: 9760 W. Calusa Club Dr. Office Fax: 786-427-1370 Miami, FL 33186

Agent Email: myrealtyservices@gmail.com Agent License: 0613540

Office Ph: 786-344-9992

CoAgt Email:

Owner Name: Martha Planes **Own Phone:**

Trans Brk Comp: 3.00% 3.00% Buy Agt Comp: 3.00% NonRep Cmp: **VAR Dual Rt:** No No Blogging: No Addrs on Inet: **Contingencies:** Pending InspectionsOK to Advertise: No Yes Joint Agcy:

Photo Instr: Realtor to Upload Images 1-99

List Type: Exclusive Right to Sell/Rent Occupancy: Vacant

Show Instr: Elect Lockbox-No Appointment, See Broker Remarks, Showing Assist

List Date: 09/10/2023 Stat Change Dt: 10/05/2023 Prev LP:

05/09/2024 **Expire Date:** Orig LP: \$285,000 Pending Dt: 09/13/2023 DOM: Internet: Yes

Closing Dt: 10/03/2023 **Expct Clse Dt:** 10/31/2023 Withdrn Dt:

Intrnt URL: TonyCampo.com

SPACIOUS CORNER UNIT IN PINECREST CLOSE TO THE DADELAND MALL AND METRO RAIL STATION. THIS FIRST **Intrnt Rmrks:**

FLOOR UNIT HAS AN ENCLOSED BACKYARD LARGER THAN MOST.

Board: A-Miami Association of REALTORS

Sold Information

NMLS04 /MAR NON MLS MEMBER Selling Office: **Selling Office Phone:**

305-468-7000 Selling Agent: NMLS04 /NON-MLS MEMBER Selling Agent Phone: Selling Agt Lic: Sale Price: \$285,000

Sell \$ Per SqFt: \$385.14 Sold Finance: Cash Seller Contrb:

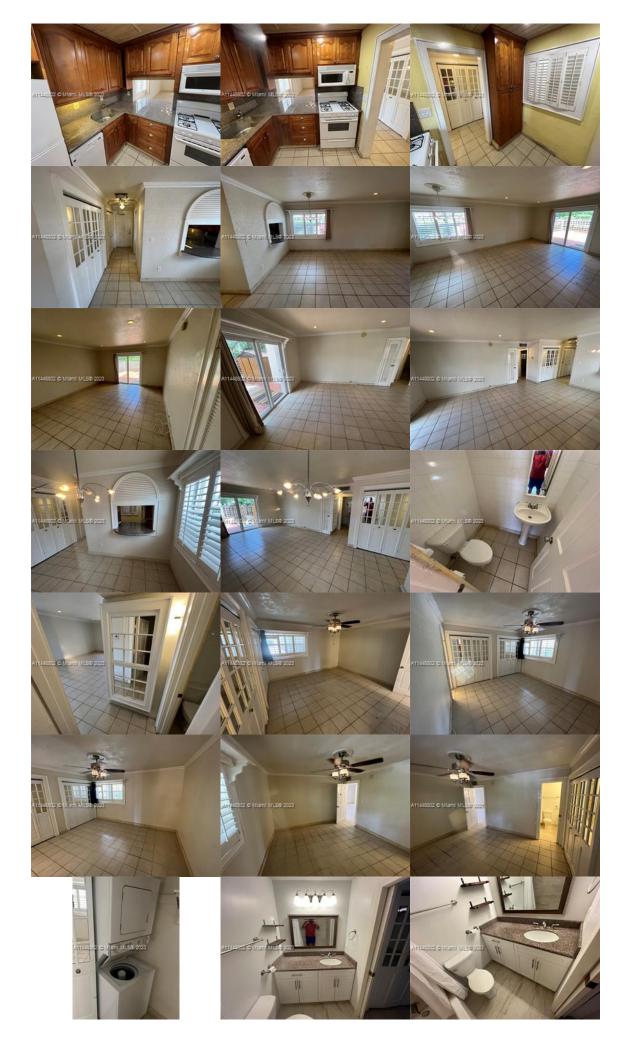
Prepared By: JamesAnthony Campo Date Printed: 10/05/2023 08:09 AM

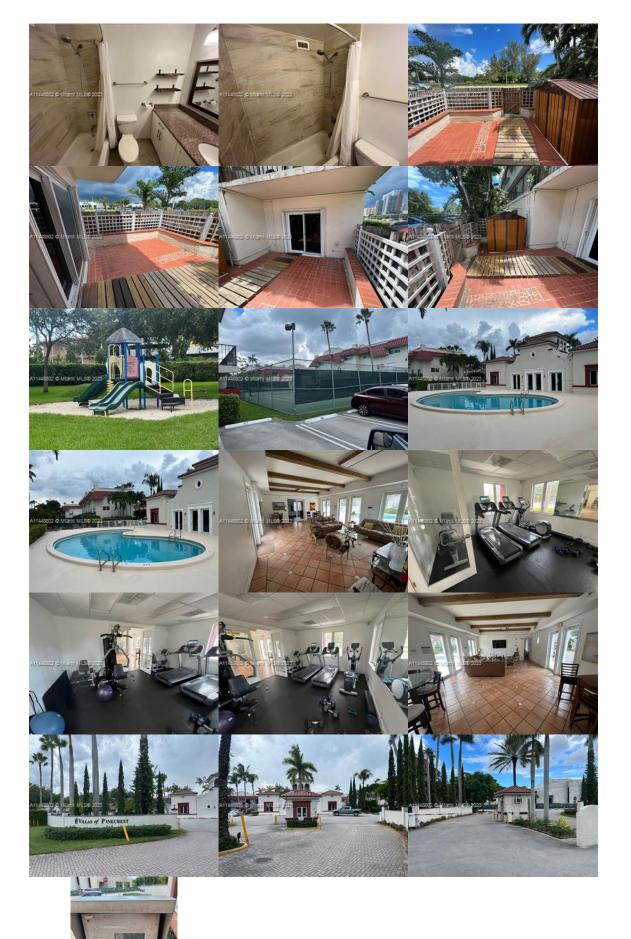


A11448802 8600 SW 67th Ave # 910 Miami, FL 33143

\$285,000







Information is Believed To Be Accurate But Not Guaranteed. Copyright SEFMLS © 2023

Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law.

Accessibility Issues?

We are committed to providing an accessible website. If you have difficulty accessing content or notice any accessibility problems, please contact our ADA hotline at **844-209-0134** and we will strive to provide the information you need in the format you require.