



**Residential Rental**

[14301 N Kendall Dr # 312B](#)

MIAMI, FL 33186

**ML#:** A11455059 **List Price:** \$1,800/M

**Status:** [Rented](#)

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

**County:** Miami-Dade County

**Area:** 49

**Geo Area:**

**Legal:** PROMENADE AT KENDALE LAKES CONDO BLDG B UNIT 312B - 3I

**Bedrooms:** 1 **Baths:** 1/0

**Convert Bed:** No **Efficiency:** No

**SqFt (Liv):** x614 **Year Built:** 1974/Resale

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

**Furnished Info:** Unfurnished

**Furn Annual Rent:**

**UnFurn Annual Rent:**

**Jan:** **Feb:**

**Jul:** **Aug:**

Recent: **11/20/2023 : RENTED : PS->R**

**Furn Season Rent:**

**UnFurn Season Rent:**

**Mar:** **Apr:**

**Sep:** **Oct:**

**Furn Off Sea Rent:**

**UnFurn Off Sea Rent:**

**May:** **Jun:**

**Nov:** **Dec:**

**Location Information**

**Folio#:** x[3049340200840](#)

**Municipal Code:** 30

**Subdivision #:** 20

**Parcel #:** 0840

**Town/Range:** 49

**Map Coord:**

**Section:** 34

**Zoning:** x3900

**Model Name:** POOL FRONT

**Subdivision:** xPROMENADE AT KENDALE LAKE

**Development:** PROMENADE

**Elementary:**

**Middle:**

**High:**

**Neighborhood:**

**General Information**

**Type Property:** Condo

**# Stories:** 4.0

**Style:** R62-Condo/Co-Op/Annual

**Garage:** 0

**Lot SF:**

**For Sale MLS#:**

**Bed Description:** Entry Level

**Subdivision Info:** Community Pool, Community Tennis Courts, Security Patrol

**Parking Desc:** Assigned Parking, Guest Parking

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

**Lot Desc:** Less Than 1/4 Acre Lot

**Waterfront:** No

**Water Access:**

**Water Frontage:**

**Pool Dim:** 20x40

**Pool:** Yes/Below Ground Pool

**Design/Desc:**

**Construction:** CBS Construction

**Roof Desc:** Flat Roof With Facade Front

**Floor:** Tile Floors, Wood Floors

**Dining:** Dining/Living Room

**Boat Services:**

**Front Exposure:** West

**Unit Floor Loc:** 3

**Appr Lot Size:**

**HOPA:** No HOPA

**Bal/Porch/Pat:** Yes

**Avail Date:** 11/11/2023

**Carpport:**

**For Sale:** No

**View:** Garden View, Pool Area View

**Spa:**

**Remarks**

**Remarks:** \*\*\* OCCUPIED UNTIL 11/10/2023 \*\*\* SHOWS BY APPOINTMENT WITH LOCKBOX \*\*\* BEAUTIFUL APARTMENT IN FRONT OF THE COMMUNITY POOL. SECURE COMMUNITY WITH REMOTE GATE ACCESS, SO YOU CAN SCREEN YOUR VISITORS. TWO COMMUNITY POOLS, TENNIS COURTS, AND CLUB HOUSES. ONE ASSIGNED PARKING SPACE WITH PLENTY OF GUEST PARKING ON THE SOUTH SIDE. ELEVATOR LEADS TO THE 3RD FLOOR ENTRANCE. SPACIOUS UNIT OFFERS LOTS OF ENERGY AND RELAXING ATMOSPHERE. INCLUDES SEPARATE WASHER AND DRYER FOR EASY LAUNDRY ACCESS. LARGE BEDROOM WITH WALK-IN CLOSET AND HAS VIEWS OF COMMUNITY POOL FROM ALL WINDOWS. NICE BATHROOM WITH TUB/SHOWER COMBO. ROOMY KITCHEN WITH PASS THROUGH WINDOW VIEW OF LIVING AREA. SMOOTH-TOP RANGE, DISHWASHER AND PLENTY OF CABINETS FOR STORAGE. LARGE FOYER CLOSET. PROFESSIONALLY MANAGED BY AGENT.

**Driving Directions:** KENDALL DRIVE TO ENTRY BY 144 AVE.

**Broker Remarks:** \*\*\* OCCUPIED UNTIL 11/10/2023 \*\*\* SHOWS BY APPOINTMENT WITH LOCKBOX \*\*\* MUST USE THE APPLICATION ATTACHED WITH OFFER. NO EXCEPTIONS. \*\*\* OWNER REQUIRES \$5500/M OF MONTHLY INCOME TO QUALIFY WITH GOOD REFERENCES.

**Office Remarks:** BEAUTIFUL APARTMENT IN FRONT OF THE COMMUNITY POOL. SECURE COMMUNITY WITH REMOTE GATE ACCESS, SO YOU CAN SCREEN YOUR VISITORS. TWO COMMUNITY POOLS, TENNIS COURTS, AND CLUB HOUSES.

**Additional Information**









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