



Residential Rental

14301 N Kendall Dr # 312B

MIAMI, FL 33186

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

Status: Rented

Listing Brkr: MRSI01 /My Realty Services Inc

County: Miami-Dade County

Area: 49

Geo Area:

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

Bedrooms: Baths: 1/0 Convert Bed: No Efficiency: No

SqFt (Liv): ×614 Year Built: 1974/Resale

Virtual Tour: Click Here

**Furnished Info:** Unfurnished

**Furn Annual Rent:** Furn Season Rent: **Furn Off Sea Rent: UnFurn Annual Rent: UnFurn Season Rent: UnFurn Off Sea Rent:** 

Feb: Apr: Jun: Jan: Mar: Mav: Jul: Aug: Sep: Oct: Nov: Dec:

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

**Location Information** 

×3049340200840 Folio#: Parcel #: 0840 Municipal Code: 30 Town/Range: 49 Section:

34 Subdivision #: Map Coord: Zonina: ×3900 Model Name: POOL FRONT

**Subdivision:** \*PROMENADE AT KENDALE LAKE **Development:** PROMENADE Middle:

**Elementary:** High:

Neighborhood:

**General Information** 

Type Property: Condo Front Exposure: West HOPA: No HOPA Unit Floor Loc: Bal/Porch/Pat: # Stories: 4.0 Yes

Style: R62-Condo/Co-Op/Annual **Avail Date:** 11/11/2023

Garage: Carport:

Lot SF: Appr Lot Size: For Sale: No

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

Less Than 1/4 Acre Lot Lot Desc:

Waterfront:

Water Access:

Water Frontage: View: Garden View, Pool Area View

**Pool Dim:** 20x40 Spa:

Yes/Below Ground Pool Pool:

Design/Desc:

Construction: **CBS** Construction

**Roof Desc:** Flat Roof With Facade Front Tile Floors, Wood Floors Floor: Dining: Dining/Living Room

**Boat Services:** 

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.

\*\*\* OCCUPIED UNTIL 11/10/2023 \*\*\* SHOWS BY APPOINTMENT WITH LOCKBOX \*\*\* MUST USE THE **Broker Remarks:** 

APPLICATION ATTACHED WITH OFFER. NO EXCEPTIONS. \*\*\* OWNER REQUIRES \$5500/M OF MONTHLY INCOME

TO QUALIFY WITH GOOD REFERENCES.

BEAUTIFUL APARTMENT IN FRONT OF THE COMMUNITY POOL. SECURE COMMUNITY WITH REMOTE GATE ACCESS, Office Remarks:

SO YOU CAN SCREEN YOUR VISITORS. TWO COMMUNITY POOLS, TENNIS COURTS, AND CLUB HOUSES.

**Additional Information** 

Pets: No Cable: Yes # Int Lvl:

Pet Rstr:

Interior Feat: Foyer Entry, Walk-In Closets

Complex Fenced, Key/Card Entry Parking, Security Patrol

**Security Info:** Dishwasher, Disposal, Dryer, Elevator, Electric Range, Refrigerator, Washer Equip/Appl:

**Exterior Feat:** 

Amenities: Clubhouse, Community Pool, Elevator

Miscellaneous: Rent Restrict:

Tennis

Window Treat: Verticals Add'l Rooms: Family Room

**Owner Agent:** 

**Bonus: Equestrian:** Storm Protect: **ADA Compliant:** Green Energy: PACE:

**Rental Information** 

\$100 Min Lse Period: 365 # Leases/Year: App Fee: Move In Cost: \$5,400 Renewable: Yes **Add Mov Cost:** Yes

3-4 Weeks Approval, Application Fee Required Approval:

Lse Term/Info: 1 Year With Renewal Option Rent Pay Incl: Association Fee, Water/Sewer Rent Dep Incl: 1st Mo2 Security Deposit

**Heat:** Cooling:

Sewer: Sewer Water: Municipal Water

Flood Zone: ×AH

**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. 786-344-9992 Agt Ph 2:

Miami, FL 33186

Agent Email: myrealtyservices@gmail.com

**Board:** A-Miami Association of REALTORS Agent License: 0613540

Office Ph: 786-344-9992 Owner Name: James Whelan

Own Phone: **Buy Agt Comp:** 4.116% Trans Brk Comp: 4.116% NonRep Cmp: 4.116% **VAR Dual Rt:** No AVM: **Blogging:** No Addrs on Inet: Contingencies: 3rd Party Approval OK to Advertise: No Yes

Photo Instr: Realtor to Upload Images 1-99

List Type: Exclusive Right to Sell/Rent

Show Instr: Lockbox-Call List Agent, Showing Assist

List Date: 09/18/2023 Stat Change Dt: 11/20/2023 Prev LP: \$1,850 **Expire Date:** 03/17/2024 Orig LP: \$1,850 Pending Dt: 11/03/2023 Internet: DOM: Yes

Closing Dt: 11/20/2023 **Expct Clse Dt:** 12/07/2023 Withdrn Dt: Intrnt URL: TonyCampo.com

**Intrnt Rmrks:** BEAUTIFUL APARTMENT IN FRONT OF THE COMMUNITY POOL. SECURE COMMUNITY WITH REMOTE GATE ACCESS, SO

Joint Agcy:

Occupancy:

Sell \$ Per Acre:

Tenant Occupied

YOU CAN SCREEN YOUR VISITORS.

Renew Comm: None/Non-Applicable

**Sold Information** 

Selling Office: Selling Office Phone: 786-344-9992 MRSI01 /My Realty Services Inc Selling Agent: 0613540 /JamesAnthony Campo **Selling Agent Phone:** 786-344-9992 Sale Price: \$1,800

Selling Agt Lic: 0613540

Sell \$ Per SqFt: \$2.93

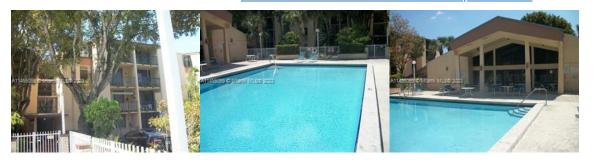
**Sold Finance:** Seller Contrb:

Prepared By: JamesAnthony Campo Date Printed: 11/20/2023 02:30 PM

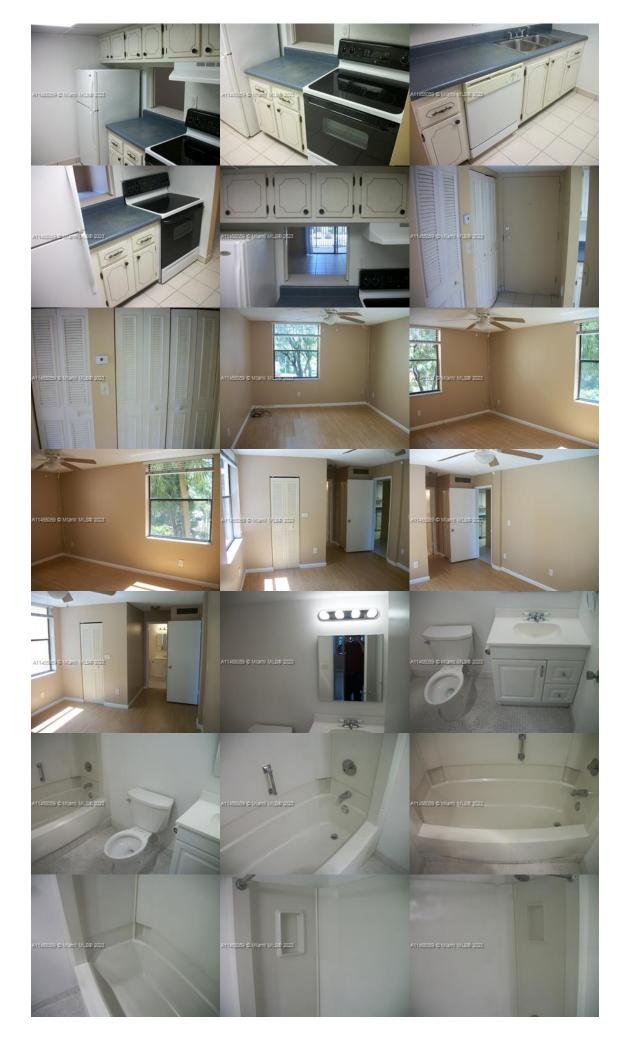
**Photos** 

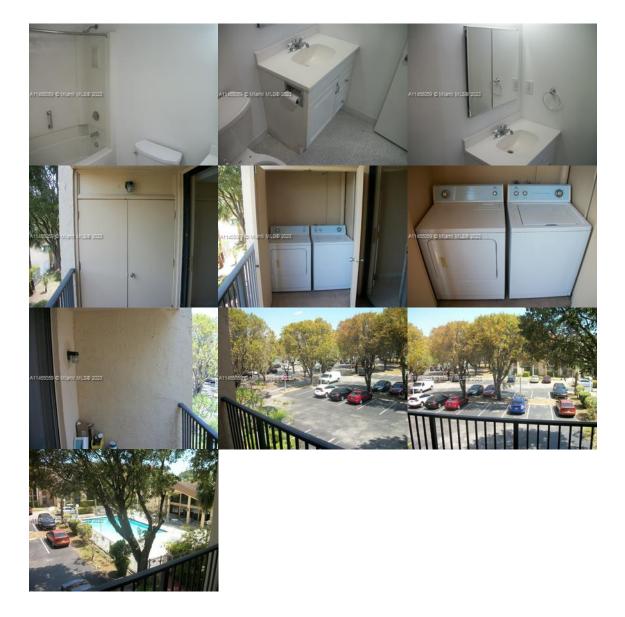
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\$1,800









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