



**Condo/Co-Op/Villa/Townhouse**

[7011 SW 106th Pl](#)

MIAMI, FL 33173-1338

**ML#:** A11487198

**Rng Price:**

**LLP:**

**Short Sale:** No

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

**County:** Miami-Dade County

**Area:** 40

**Geo Area:**

**Legal:** xLAMIL SUB PB 104-42 LOT 5 BLK 2 & PROP INT IN & TO COMMON ELEMENTS LOT SIZE 2125 SQ FT OR 20756-2239 1002 5

**Furnished:** Unfurnished

**Bedrooms:** 3

**Convert Bed:**

**SqFt (Liv):** x1,445

**SqFt (Adj):** x1,445

**Bld Ar/Src:**

**Year Built:** 1979/Resale

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

**List Price:** \$510,000

**Sold Price:** \$480,000

**Status:** Closed

**REO:** No

**Auction:** No

**Baths:** 2/0

**Efficiency:**

**Tot SqFt:** x1,525

Recent: **02/07/2024 : Closed Sale : PS->CS**

**Location Information**

**Folio #:** x[3040290070130](#)

**Municipal Code:** 30

**Subdivision #:** 7

**Complex:** Monterey Villas

**Unit Floor Loc:** 1

**# Bldg Units:**

**Elementary:** [Snapper Creek](#)

**High:** [Southwest Miami](#)

**Neighborhood:** Only 52 Homes

**Parcel #:** 0130

**Town/Range:** 40

**Map Coord:**

**Tot Flr in Bldg:** 2

**Development:** Monterey Villas

**# Cmplx Units:** 52

**Middle:** [Glades](#)

**Model Name:** Two-Story

**Section:** 29

**Int Levels:**

**Bldg #:**

**General Information**

**Type Property:** Townhouse

**Unit Detached:** No

**Park Sp #:**

**Gov Bodies:** Homeowner Association

**For Lease:** No

**Boat Services:**

**Style:** T51-Townhouse Fee Simple

**Garage:** 0

**Unit Design:** Patio/Cluster

**Unit View:** Garden View, Pool Area View, Tennis Court View

**Parking Desc:** 2 Or More Spaces, Guest Parking

**Parking Restr:**

**Waterfront:** No

**Water Access:**

**Construction:** CBS Construction

**Floor:** Tile Floors

**Security Info:** No Security

**Front Exposure:** West

**Bal/Porch/Pat:** Yes

**Min Day Lse:** 365

**Main Liv Area:** Entry Level

**For Lease MLS#:**

**HOPA:** No HOPA

**Doc Sp#:**

**Lse/Yr:** 1

**SS Addend:**

**Carport:** 0

**Remarks**

**Remarks:** Totally remodeled property with a new roof. The foyer enters the living room with updated kitchen only one year old. It has shaker-style wood cabinets with granite counter-tops and stainless-steel appliances. The dining and living room are towards the back. Towards the front is a downstairs bedroom and a brand-new bathroom with raindrop textured glass doors. The laundry room is next to the foyer. Upstairs are two bedrooms and the brand-new master bathroom. The master bedroom has a walk-in closet with organizers for clothes. There are glass doors that lead to the balcony facing the backyard with views of the tennis court and community pool. The patio has a storage closet and a fenced-in yard that has a gate door. All light switches, outlets and light fixtures have been replaced.

**Driving Directions:** From 72 ST and 107 AVE, go north to 70 Lane and enter the community "Monterey Villas." Follow path to find property immediately on the left side backing up to the tennis court.

**Broker Remarks:** [Submit all offers via MLS Offers](#) \*\*\* Must use the ShowingTime for the appointment \*\*\* In the event that My Realty Services Inc is the only broker involved in the sale of this property, Seller will only pay a 3% commission \*\*\* James Anthony Campo, the listing agent, is the seller's brother \*\*\*

**Office Remarks:**

**Rooms**

**Bedroom Desc:** At Least 1 Bedroom Ground Level, Primary Bath Shower, Primary Bedroom Upstairs

**Primary Bath:** Combination Tub & Shower

**Addition Rooms:** Family Room

**Dining Desc:** Family/Dining Combination  
**ADA Compliant:**

**Additional Information**

**Pets:** Yes  
**Pet Rstr:** More Than 20 Lbs  
**# Ceiling Fans:**  
**Interior Feat:** Foyer Entry  
**Equip/App:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Electric Range, Refrigerator, Smoke Detector  
**Window Treat:** Blinds/Shades, Verticals  
**Exterior Feat:** Fence, Open Balcony, Patio  
**Restrictions:** Okay To Lease 1st Year  
**Maint Incl:** Common Area, Pool Service, Recreation Facilities  
**Heating:** Central Heat  
**Cooling:** Central Cooling, Paddle Fans  
**Sprinkler:**  
**Approval Info:** No Approvals  
**Amenities:** Clubhouse-Clubroom, Pool, Tennis  
**Equestrian:**  
**Storm Protect:** Complete Accordion Shutters  
**Green Energy:**

**Financial Information**

**Assumable:**  
**Total Mortg:**  
**Type of Assoc:** Homeowners  
**Application Fee:** \$0  
**Rec Lease/Mo:**  
**Assoc Fee:** \$155  
**Tax Amount:** \$5,522  
**Tax Info:** Tax Reflects No Exemptions  
**Special Info:** As Is  
**Possession Info:** At Closing  
**Bonus:** No  
**Hardship Pkg:**

**\$/SOH Value:**  
**Terms:** All Cash, Conventional, FHA  
**Maint Fee:**  
**Maint Fee Incl:**  
**Assoc Fee Pd:** Monthly  
**Tax Year:** 2023  
**Spec Assess:**  
**PACE:**

**Assessed \$:**  
**Membership:** No  
**Land Lse Fee:**  
**Flood Zone:** ✕AH  
**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](mailto:myrealtyservices@gmail.com)  
**Office Ph:** 786-344-9992  
**CoAgt Email:**  
**Owner Name:** Jacqueline Keenan  
**Buy Agt Comp:** 3.00%  
**VAR Dual Rt:** Yes  
**Addr on Inet:** Yes  
**Photo Instr:** Realtor to Upload Images 1-99  
**List Type:** Exclusive Right to Sell/Rent  
**Show Instr:** Elect Lockbox-No Appointment, Showing Assist  
**List Date:** 11/15/2023  
**Expire Date:** 05/14/2024  
**Pending Dt:** 01/12/2024  
**Closing Dt:** 02/05/2024  
**Intrnt URL:** TonyCamp.com  
**Intrnt Rmrks:** Totally remodeled property with a new roof. The foyer enters the living room with updated kitchen only one year old with shaker-style wood cabinets.  
**Board:** A-Miami Association of REALTORS

**Agent Ph:** 786-344-9992  
**Agt Ph 2:** 786-344-9992  
**Office Fax:** 786-427-1370  
**Agent License:** 0613540  
**Own Phone:**  
**NonRep Cmp:** 3.00%  
**Blogging:** No  
**OK to Advertise:** No  
**Joint Agcy:**  
**Occupancy:** Vacant  
**Prev LP:** \$520,000  
**Orig LP:** \$520,000  
**Internet:** Yes  
**Withdrn Dt:**

**Trans Brk Comp:** 3.00%  
**AVM:** No  
**Contingencies:** Pending Inspections  
**Stat Change Dt:** 02/07/2024  
**DOM:** 58  
**Expct Clse Dt:** 02/16/2024

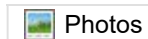
**Sold Information**

**Selling Office:** [PSTA01 /Premier Star Realty](#)  
**Selling Agent:** [3469139 /Monica Viera](#)  
**Selling Agt Lic:** 3469139  
**Sell \$ Per SqFt:** \$332.18  
**Sold Finance:** Cash  
**Seller Contrb:** No

**Selling Office Phone:** 954-729-0961  
**Selling Agent Phone:** 786-232-3572  
**Sale Price:** \$480,000  
**Sell \$ Per Acre:**

Prepared By: JamesAnthony Campo

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