



Residential Rental

11720 SW 91st Ter # MIAMI, FL 33186-2127

ML#: A11549344 List Price: \$2,700/M

Status: Rented

Listing Brkr: MRSI01 /My Realty Services Inc

County: Miami-Dade County

Area: 59 Geo Area:

*SHADYWOOD VILLAS PB 111-100 LOT 3 BLK 9 LOT SIZE 2450 5 Legal:

Bedrooms: Baths:

Carport:

Convert Bed: Efficiency:

×1,194 Year Built: 1980/Effective Year Bui SqFt (Liv):

Virtual Tour: Click Here

Furnished Info: Unfurnished

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

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

Recent: 04/22/2024: RENTED: PS->R

Location Information

Parcel #: Folio#: ×3059010170430 0430 **Municipal Code:** Town/Range: 59 30

Section: 1 Subdivision #: Map Coord: ×2800 17 Zonina: **Model Name:**

Subdivision: Elementary:

***SHADYWOOD VILLAS**

Development:

Middle:

High: Neighborhood:

General Information

Type Property: Townhouse Front Exposure: North HOPA: No HOPA # Stories: Unit Floor Loc: Bal/Porch/Pat: 1.0 Nο

Style: R70-Townhouse/Villa-Annual **Avail Date:** 04/01/2024

Garage: n

Lot SF: ×2,450 Appr Lot Size: For Sale: No

For Sale MLS#:

Bed Description: Entry Level

Card/Electric Gate, Community Pool, Community Tennis Courts **Subdivision Info:**

Parking Desc: Slab/Strip

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

Lot Desc: Less Than 1/4 Acre Lot

Waterfront:

Water Access:

Water Frontage: View: Garden View

Pool Dim: 20X40 Spa:

Pool: Yes/Below Ground Pool, Community Pool

Design/Desc: Patio/Cluster **CBS** Construction Construction: **Roof Desc:** Shingle Roof

Laminate Floors, Tile Floors Floor:

Dining/Living Room Dining:

Boat Services:

Remarks

Remarks: LOCATED IN THE HEART OF KENDALL, THIS GEM IS PERFECT FOR YOUR SMALL FAMILY. THE COMMUNITY POOL

AND TENNIS COURTS ARE NEAR-BY. THE FOYER ENTERS INTO THE SPACIOUS LIVING ROOM. THE DINING AND FAMILY ROOMS ARE NEXT TO THE KITCHEN. THEY ALL OVERLOOK THE PATIOS IN THE FRONT AND THE BACK. THE LARGE MASTER BEDROOM HAS ITS OWN BATHROOM WITH A ROMAN TUB COVERED WITH GLASS DOORS AND HIS/HERS CLOSETS. THE HALLWAY LEADS TO THE GUEST BATHROOM AND THE SECOND BEDROOM. THIS HOME IS VERY WELL DESIGNED AND ACCOMODATING. FIND THE WALK-THRU VIDEO ON YOUTUBE WITH THE MLS

NUMBER. THE PROPERTY IS PROFESSIONALLY MANAGED BY THE LISTING AGENT. *** NO PETS ***

Driving Directions: 117 AVE AND 88 ST, GO SOUTH TO THE SECOND COMMUMNITY ON THE RIGHT. SHADYWOOD VILLAS. USE THE

INTERCOME TO GAIN ACCESS, CODE 032

*** NO PETS *** ALL OFFERS MUST BE PRESENTED WITH LISTING AGENT'S APPLICATION. THERE ARE NO **Broker Remarks:**

EXCEPTIONS. OWNER IS LOOKING FOR A HOUSEHOLD INCOME OF APPROXIMATELY \$8000 PER MONTH TO

QUALIFY.

Office Remarks:

Additional Information

Pets: No Pet Fee: Pet Fee Desc: Pet Rstr: Cable: # Int Lvl: Yes

Foyer Entry, Pantry, Roman Tub, Vaulted Ceilings, Walk-In Closets Interior Feat:

Security Info: Complex Fenced, Key/Card Entry Parking

Dishwasher, Disposal, Dryer, Electric Water Heater, Icemaker, Microwave, Electric Range, Refrigerator, Smoke Equip/Appl:

Detector, Washer

Exterior Feat: Hurricane Shutters

Amenities: Community Pool, Maintained Community Miscellaneous: **Tennis**

Rent Restrict:

Window Treat: Blinds/Shades, Verticals Add'l Rooms: Family Room, Foyer

Owner Agent: Nο **Bonus:** No

Equestrian: Storm Protect:

Complete Accordian Shutters

ADA Compliant: **Green Energy:**

PACE:

Rental Information

Min Lse Period: # Leases/Year: App Fee: \$100 Move In Cost: \$8,100 Renewable: **Add Mov Cost:** Yes Yes

1-2 Weeks Approval, Application Fee Required, Tenant Pays Screening/Appl Fees Approval:

Lse Term/Info: 1 Year With Renewal Option

Rent Pay Incl: Association Fee

Rent Dep Incl: 1st Mo2 Security Deposit

Heat: Central Heat Cooling: Central Cooling

Sewer: Sewer Water: Municipal Water

Flood Zone: ¤Χ

Mgmt Company: Mgmt Phone:

Agent/Office Information

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

Miami, FL 33186

Agent Email: myrealtyservices@gmail.com **Board:**

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

Office Ph: 786-344-9992

Own Phone: Owner Name:

Trans Brk Comp: Buy Agt Comp: 4.166% 4.166% NonRep Cmp: 4.166% VAR Dual Rt: No AVM: Blogging: No 3rd Party Approval OK to Advertise: Addrs on Inet: Contingencies: Yes Photo Instr: Realtor to Upload Images 1-99 Joint Agcy: No

List Type: Exclusive Right to Sell/Rent

Show Instr: Elect Lockbox-Call List Agent, Showing Assist

List Date: 03/12/2024 Prev LP: \$2,900 Stat Change Dt: 04/22/2024 **Expire Date:** 09/11/2024 Oria LP: \$2,900 Yes

Pending Dt: 04/08/2024 DOM: Internet: Closing Dt: 04/21/2024 **Expct Clse Dt:** 04/30/2024 Withdrn Dt:

Intrnt URL: TonyCampo.com

LOCATED IN THE HEART OF KENDALL, THIS GEM IS PERFECT FOR YOUR SMALL FAMILY. THE COMMUNITY POOL AND **Intrnt Rmrks:**

Occupancy:

Vacant

TENNIS COURTS ARE NEAR-BY.

Renew Comm: None/Non-Applicable

Sold Information

KWPP01 /Keller Williams Realty Premier Properties **Selling Office:** Selling Office Phone: 305-595-2844 Selling Agent: Selling Agent Phone: 3469644 /Dario Marra 786-627-8831

Selling Agt Lic: 3469644 Sale Price: \$2,700 Sell \$ Per SqFt: Sell \$ Per Acre: \$2.26

Sold Finance:

Seller Contrb:

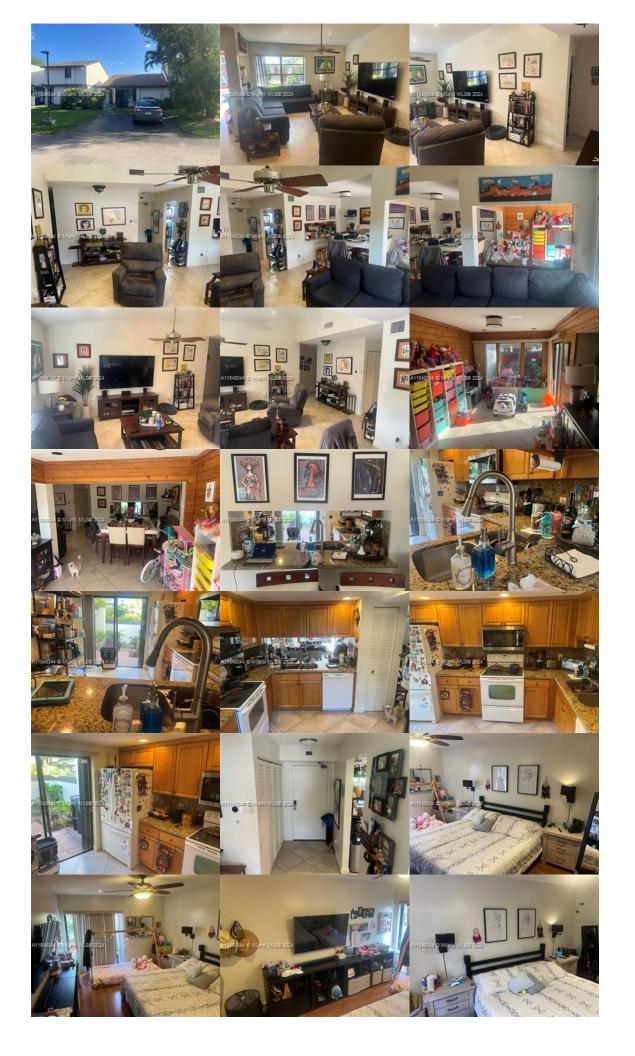
A11549344

Renewable: Rent \$ Frea: Monthly Yes

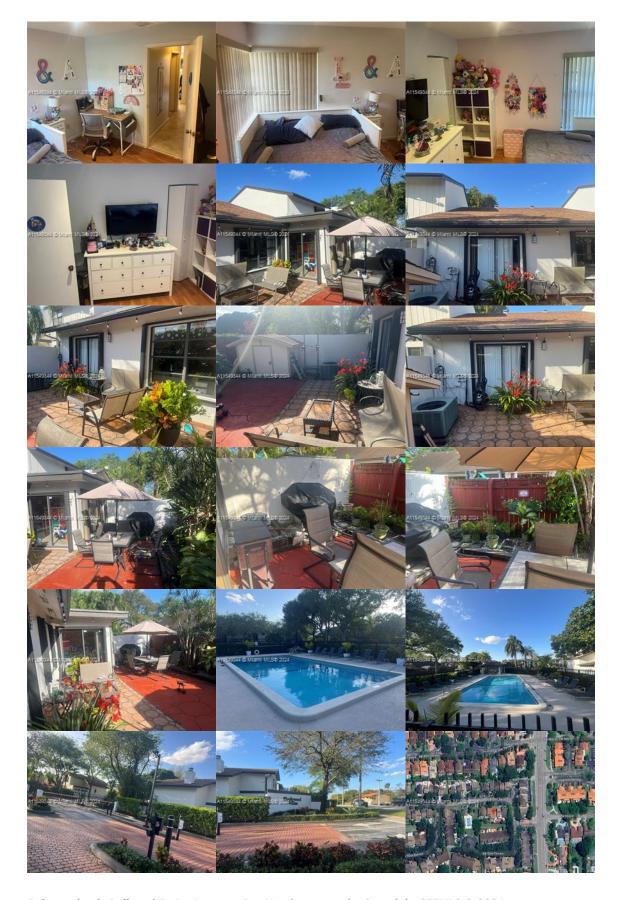
Length of Rental: 1/Year(s)

Prepared By: JamesAnthony Campo Date Printed: 04/22/2024 02:51 PM

Photos







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