



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:

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

Bedrooms: 2

Baths: 2/0

Convert Bed:

Efficiency:

SqFt (Liv): ✕1,194

Year Built: 1980/Effective Year Bui

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:

Jan: **Feb:**

Mar:

Apr:

May:

Jun:

Jul: **Aug:**

Sep:

Oct:

Nov:

Dec:

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

Location Information

Folio#: ✕[3059010170430](#)

Parcel #: 0430

Municipal Code: 30

Town/Range: 59

Subdivision #: 17

Map Coord:

Section: 1

Zoning: ✕2800

Model Name:

Subdivision: ✕SHADYWOOD VILLAS

Development:

Elementary:

Middle:

High:

Neighborhood:

General Information

Type Property: Townhouse

Front Exposure: North

HOPA: No HOPA

Stories: 1.0

Unit Floor Loc: 1

Bal/Porch/Pat: No

Style: R70-Townhouse/Villa-Annual

Avail Date: 04/01/2024

Garage: 0

Appr Lot Size:

Carpport:

Lot SF: ✕2,450

For Sale: No

For Sale MLS#:

Bed Description: Entry Level

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

Parking Desc: Slab/Strip

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

Lot Desc: Less Than 1/4 Acre Lot

Waterfront: No

Water Access:

Water Frontage:

View: Garden View

Pool Dim: 20X40

Spa:

Pool: Yes/Below Ground Pool, Community Pool

Design/Desc: Patio/Cluster

Construction: CBS Construction

Roof Desc: Shingle Roof

Floor: Laminate Floors, Tile Floors

Dining: Dining/Living Room

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 COMMUNITY ON THE RIGHT. SHADYWOOD VILLAS. USE THE INTERCOME TO GAIN ACCESS. CODE 032

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

Int Lvl:

Interior Feat: Foyer Entry, Pantry, Roman Tub, Vaulted Ceilings, Walk-In Closets
Security Info: Complex Fenced, Key/Card Entry Parking
Equip/App: Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Electric Range, Refrigerator, Smoke 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: No
Bonus: No
Equestrian:
Storm Protect: Complete Accordion Shutters
ADA Compliant:
Green Energy:
PACE:

Rental Information

Min Lse Period: # Leases/Year: App Fee: \$100
Move In Cost: \$8,100 **Renewable:** Yes **Add Mov Cost:** Yes
Approval: 1-2 Weeks Approval, Application Fee Required, Tenant Pays Screening/Appl Fees
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: ✕X
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. **Agt Ph 2:** 786-344-9992
 Miami, FL 33186
Board: A-Miami Association of REALTORS **Agent Email:** myrealtyservices@gmail.com
Office Ph: 786-344-9992 **Agent License:** 0613540
Owner Name:
Buy Agt Comp: 4.166% **Trans Brk Comp:** 4.166% **Own Phone:**
VAR Dual Rt: No **AVM:** No **NonRep Cmp:** 4.166%
Addr on Inet: Yes **Contingencies:** 3rd Party Approval **Blogging:** No
Photo Instr: Realtor to Upload Images 1-99 **OK to Advertise:**
List Type: Exclusive Right to Sell/Rent **Joint Agcy:** No
Show Instr: Elect Lockbox-Call List Agent, Showing Assist **Occupancy:** Vacant
List Date: 03/12/2024 **Stat Change Dt:** 04/22/2024 **Prev LP:** \$2,900
Expire Date: 09/11/2024 **DOM:** 28 **Orig LP:** \$2,900
Pending Dt: 04/08/2024 **Expct Clse Dt:** 04/30/2024 **Internet:** Yes
Closing Dt: 04/21/2024 **Withdrn Dt:**
Intrnt URL: TonyCampo.com
Intrnt Rmrks: LOCATED IN THE HEART OF KENDALL, THIS GEM IS PERFECT FOR YOUR SMALL FAMILY. THE COMMUNITY POOL AND TENNIS COURTS ARE NEAR-BY.
Renew Comm: None/Non-Applicable

Sold Information

Selling Office: [KWPP01 /Keller Williams Realty Premier Properties](#) **Selling Office Phone:** 305-595-2844
Selling Agent: [3469644 /Dario Marra](#) **Selling Agent Phone:** 786-627-8831
Selling Agt Lic: 3469644 **Sale Price:** \$2,700
Sell \$ Per SqFt: \$2.26 **Sell \$ Per Acre:**
Sold Finance:
Seller Contrb:
Rent \$ Freq: Monthly **Renewable:** Yes
Length of Rental: 1/Year(s)

Prepared By: JamesAnthony Campo

Date Printed: 04/22/2024 02:51 PM



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