

Residential Rental

[14116 SW 260th St # 104](#)

HOMESTEAD, FL 33032-6679

ML#: A11685638 **List Price:** \$2,400/M

Status: [Rented](#)

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

County: Miami-Dade County

Area: 69

Geo Area:

Legal: ✕CEDARS WOODS HOMES CONDO UNIT 104 BLDG 4 UNDIV 0.6C

Bedrooms: 3 **Baths:** 2/1

Convert Bed:

SqFt (Liv): ✕1,657 **Efficiency:**

Virtual Tour: [Click Here](#)

Year Built: 2006/Effective Year Bui



Furnished Info: Unfurnished

Furn Annual Rent:

UnFurn Annual Rent:

Jan: **Feb:**
Jul: **Aug:**

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#: ✕[3069270210190](#)

Municipal Code: 30

Subdivision #: 21

Parcel #: 0190

Town/Range: 69

Map Coord:

Section: 27

Zoning: ✕3700

Model Name:

Subdivision: ✕CEDARS WOODS HOMES COND

Elementary:

High:

Neighborhood:

Development:

Middle:

General Information

Type Property: Townhouse

Stories: 2.0

Style: R70-Townhouse/Villa-Annual

Garage: 1/Attached

Lot SF:

For Sale MLS#:

Bed Description: Primary Bedroom Upstairs

Subdivision Info: Clubhouse, Community Pool

Parking Desc: Guest Parking, Slab/Strip

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/Community Pool

Design/Desc: First Floor Entry

Construction: CBS Construction

Roof Desc: Curved/S-Tile Roof

Floor: Tile Floors

Dining: Family/Dining Combination

Boat Services:

Front Exposure: West

Unit Floor Loc: 1

Appr Lot Size:

HOPA: No HOPA

Bal/Porch/Pat: Yes

Avail Date: 11/01/2024

Carpport:

For Sale: No

View: Garden View

Spa:

Remarks

Remarks: *** FRESH ON THE MARKET *** THIS IS A WONDERFUL HOME FOR YOUR FAMILY. IT IS LOCATED IN A GATED COMMUNITY WITH PRIVATE SECURITY PATROL ON DUTY 24-HOURS A DAY. THE ENTIRE HOME IS COMPLETELY TILED. ALL THE LIVING AREAS ARE SPACIOUS. THE BRICK PAVER DRIVEWAY CAN HOLD TWO CARS PLUS THE FULLY FUNCTIONAL ONE-CAR GARAGE CAN HOLD ANOTHER. THERE IS ALSO AMPLE GUEST PARKING NEAR-BY. THE KITCHEN HAS AN EAT-IN COUNTER-TOP AND STAINLESS-STEEL APPLIANCES. ALL THE BEDROOMS ARE UPSTAIRS AND ARE LARGE FOR COMFORT. THE PROPERTY IS EASY TO SEE. CONTACT THE LISTING AGENT DIRECTLY FOR AN APPOINTMENT. FIND A YOUTUBE VIDEO WALK-THROUGH BY SEARCHING FOR THE MLS NUMBER. *** EQUAL HOUSING OPPORTUNITY ***

Driving Directions: TAKE US1 TO SW 260 ST, GO EAST A SHORT DISTANCE TO THE COMMUNITY ENTRANCE.

Broker Remarks: OWNER WANTS A HOUSEHOLD INCOME TO BE AROUND \$6000/MONTH TO QUALIFY. *** MUST USE THE SHOWING TIME SYSTEM FOR APPOINTMENT *** EASY TO SHOW. *** MUST USE THE MY REALTY SERVICES APPLICATION AT (http://TonyCampo.com/Rental_Application.pdf) WITH YOUR OFFER PRESENTATION. NO EXCEPTIONS! ***

Office Remarks:

Additional Information

Pets: Yes

Pet Fee: \$250

Pet Fee Desc: Nonrefundable

Pet Rstr: Restrictions Or Possible
Restrictions: Restrictions **Cable:** Yes **# Int Lvl:** 2
Interior Feat: First Floor Entry
Security Info: Key/Card Entry Parking, Walled
Equip/App: Dishwasher, Disposal, Dryer, Electric Water Heater, Icemaker, Microwave, Electric Range, Refrigerator, Smoke Detector, Washer
Exterior Feat: Exterior Lighting, Hurricane Shutters
Amenities: Clubhouse, Community Pool
Miscellaneous: Electric Water Heater
Rent Restrict:
Window Treat: Blinds/Shades, Verticals
Add'l Rooms: Foyer
Owner Agent: No
Equestrian:
Storm Protect: Complete Panel Shutters/Awnings
ADA Compliant:
Green Energy:
PACE:

Rental Information

Min Lse Period: 365 **# Leases/Year:** 1 **App Fee:** \$100
Move In Cost: \$7,200 **Renewable:** Yes **Add Mov Cost:** Yes
Approval: 1-2 Weeks 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: Ceiling Fans, Central Cooling
Sewer: Sewer **Water:** Municipal Water
Flood Zone: xAH
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. **Agent 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:
AVM: No **Own Phone:**
Addr on Inet: Yes **Contingencies:** Association Approval **Blogging:** No
Photo Instr: Realtor to Upload Images 1-99 **OK to Advertise:** No
List Type: Exclusive Right to Sell/Rent **Occupancy:** Vacant
Show Instr: Lockbox-Call List Agent, Showing Assist
List Date: 10/31/2024 **Stat Change Dt:** 12/01/2024 **Prev LP:**
Expire Date: 04/30/2025 **DOM:** 13 **Orig LP:** \$2,400
Pending Dt: 11/12/2024 **Expct Clse Dt:** 12/13/2024 **Internet:** Yes
Closing Dt: 12/01/2024
Intrnt URL: TonyCampo.com/Rental_Application.pdf
Intrnt Rmrks: THIS IS A WONDERFUL HOME FOR YOUR FAMILY. IT IS LOCATED IN A GATED COMMUNITY WITH PRIVATE SECURITY PATROL ON DUTY 24-HOURS A DAY. COMPLETELY TILED.

Sold Information

Selling Office: [MRSI01 /My Realty Services Inc](#) **Selling Office Phone:** 786-344-9992
Selling Agent: [0613540 /JamesAnthony Campo](#) **Selling Agent Phone:** 786-344-9992
Selling Agt Lic: 0613540 **Sale Price:** \$2,400
Sell \$ Per SqFt: \$1.45 **Sell \$ Per Acre:**
Sold Finance:
Seller Contrb:
Rent \$ Freq: Monthly **Renewable:** Yes
Length of Rental: 1/Year(s)

Prepared By: JamesAnthony Campo

Date Printed: 01/25/2025 02:46 PM

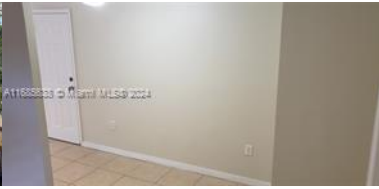


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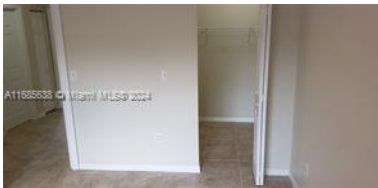
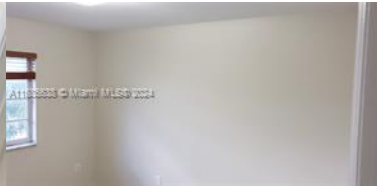
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\$2,400











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