



Condo/Co-Op/Villa/Townhouse

[14301 N Kendall Dr # 312B](#)

MIAMI, FL 33186, BLDG B

ML#: A11703907

Rng Price:

LLP:

Short Sale: No

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

County: Miami-Dade County

Area: 49

Geo Area:

Legal:

PROMENADE AT KENDALE LAKES CONDO BLDG B UNIT 312B - 3RD FLOOR UNDIV .1322% INT IN COMMON ELEMENTS CLERKS FILE 74R-225733 OR 16689-2331 0295

Furnished: Unfurnished

Bedrooms: 1

Convert Bed: No

SqFt (Liv): x614

SqFt (Adj): x614

Bld Ar/Src:

Year Built: 1974/Resale

Virtual Tour: [Click Here](#)

List Price: \$232,000

Sold Price: \$220,500

Status: Closed

REO: No

Auction: No

Baths: 1/0

Efficiency: No

Tot SqFt: x614

Recent: **02/28/2025 : Closed Sale : PS->CS**

Location Information

Folio#: x[3049340200840](#)

Municipal Code: 30

Subdivision #: 20

Complex: PROMENADE

Unit Floor Loc: 3

Bldg Units: 48

Elementary:

High:

Neighborhood:

Parcel #: 0840

Town/Range: 49

Map Coord:

Tot Flr in Bldg: 4

Development: PROMENADE

Cmplx Units: 607

Middle:

Model Name: POOL FRONT

Section: 34

Int Levels:

Bldg #: B

General Information

Type Property: Condo

Unit Detached: No

Assigned Sp:

Gov Bodies: Condominium

For Lease: Yes

Boat Services:

Style: C41-Condo 1-4 Stories

Garage: 0

Unit Design: Corner Unit

Unit View: Pool Area View

Parking Desc: 1 Space, Assigned Parking, Guest Parking

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

Waterfront: No

Water Access:

Construction: CBS Construction

Floor: Tile Floors, Wood Floors

Security Info: Complex Fenced, Security Patrol

Front Exposure: East

Bal/Porch/Pat: Yes

Min Day Lse: 365

Main Liv Area: Entry Level

For Lease MLS#: A11679933

HOPA: No HOPA

Doc Sp#:

Lse/Yr: 1

SS Addend:

Carport: 0

Remarks

Remarks: 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.

Driving Directions: KENDALL DRIVE TO ENTRY BY 144 AVE.

Broker Remarks: EASY TO SHOW. UNIT IS CURRENTLY VACANT AND ON LOCKBOX.

Office Remarks: 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.

Rooms

Bedroom Desc: Entry Level

Primary Bath:

Addition Rooms: Family Room

Dining Desc: Dining/Living Room

ADA Compliant:

Additional Information

Pets: No
Pet Rstr:
Ceiling Fans:
Interior Feat: Foyer Entry, Walk-In Closets
Equip/Appl: Dishwasher, Disposal, Dryer, Elevator, Electric Range, Refrigerator, Washer
Window Treat: Verticals
Exterior Feat: Fence
Restrictions: Ok To Lease
Maint Incl: Sewer, Water
Heating: Central Heat
Cooling: Central Cooling
Sprinkler:
Approval Info: 3-4 Weeks Approval, Application Fee Required
Amenities: Clubhouse-Clubroom, Elevator, Pool, Tennis
Equestrian:
Storm Protect:
Green Energy:

Financial Information

Assumable:
Total Mortg:
Type of Assoc: Condo
Application Fee: \$100
Rec Lease/Mo:
Assoc Fee: \$276
Tax Amount: \$2,394
Tax Info: Tax Reflects No Exemptions
Special Info: As Is
Possession Info: At Closing
Spec Assess: Yes
Hardship Pkg:
\$/SOH Value:
Terms: All Cash, Conventional
Assessed \$:
Membership: No
Land Lse Fee:
Maint Fee: \$276/Monthly
Maint Fee Incl:
Assoc Fee Pd: Monthly
Tax Year: 2024
Flood Zone: xAH
Owner Agent: No
PACE:
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: myrealtyervices@gmail.com
Office Ph: 786-344-9992
CoAgt Email:
Owner Name: Whelan Family Trust
AVM: No
Addr on Inet: Yes
Photo Instr: Realtor to Upload Images 1-99
List Type: Exclusive Right to Sell/Rent
Show Instr: Elect Lockbox-Call List Agent, Showing Assist
List Date: 12/03/2024
Expire Date: 06/03/2025
Pending Dt: 01/11/2025
Closing Dt: 02/27/2025
Intrnt URL: TonyCampo.com
Intrnt Rmrks: BEAUTIFUL APARTMENT IN FRONT OF THE COMMUNITY POOL. SECURE COMMUNITY WITH GATE ACCESS. YOU CAN SCREEN YOUR VISITORS. 2 COMMUNITY POOLS, TENNIS COURTS
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:
Blogging: No
OK to Advertise: No
Occupancy: Vacant
Prev LP:
Orig LP: \$232,000
Internet: Yes
Withdrn Dt:
Contingencies: 3rd Party Approval
Stat Change Dt: 02/28/2025
DOM: 39
Expct Clse Dt: 02/28/2025

Sold Information

Selling Office: MRSI01 /My Realty Services Inc
Selling Agent: 0613540 /JamesAnthony Campo
Selling Agt Lic: 0613540
Sell \$ Per SqFt: \$359.12
Sold Finance: Conventional
Amt Financed/%: \$176,400/80%
Seller Contrb: No
Selling Office Phone: 786-344-9992
Selling Agent Phone: 786-344-9992
Sale Price: \$220,500
Sell \$ Per Acre:

Prepared By: JamesAnthony Campo

Date Printed: 02/28/2025 08:45 AM



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\$220,500







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