



**Price: \$280,000**

**MLS Number: A11939027**

**Condo / Town Home**

**9440 Fontainebleau Blvd Unit 203, Miami, Florida 33172 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 990**

**Unit: 203**

**HOA Fees: \$405**

**Waterfront: YES**

**Year Built: 1972**

**Community: BLEAU GROTTO CONDO**

**Subdivision: BLEAU GROTTO CONDO**

## ABOUT THIS PROPERTY

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Beautiful and conveniently located 2-bedroom, 2-bathroom unit on the 2nd floor of Bleu Grotto Condo is now for sale! Investors are welcome—no age restrictions! This freshly painted unit features new ceiling fans, a spacious bedroom with a walk-in closet and additional storage space, an upgraded bathroom, and a lovely garden view. The enclosed balcony has been updated with new screening. The building has new elevators, and the roof was replaced just a few years ago. Enjoy a low monthly association fee while benefiting from great community amenities, including a tennis court, pool, and clubhouse, plus plenty of parking for residents and visitors. Prime location—close to University of Miami banks, restaurants, major highways, malls, and more! Please refer to broker remarks.

PROPERTY  
LOCATION

Image



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