



**Price: \$499,000**

**MLS Number: F10537751**

**Condo / Town Home**

**1280 S Alhambra Cir Unit 2112, Coral Gables, Florida 33146 USA**

**Beds: 2**

**Baths: 2**

**Taxes: \$6,468**

**Living Area: 910**

**Unit: 2112**

**Lot Square Feet: 910**

**HOA Fees: \$838**

**Year Built: 1990**

**Community: UNIVERSITY INN CONDO**

**Subdivision: UNIVERSITY INN CONDO**

**Elementary School: Sunset**

**Junior High: Ponce De Leon**

**High School: Coral Gables**

# ABOUT THIS PROPERTY

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Beautifully remodeled 2BR/2BA Abbey model with a desirable split-floorplan layout, privately tucked behind the pavilion in a lush tropical courtyard just steps to the pool/hot tub. Interior features Travertine marble floors, two primary suites, updated bathrooms, and a modern kitchen with quartz countertops, stainless steel appliances, and soft-close cabinetry. Enjoy a new central A/C & hot water heater, ceiling fans throughout, walk-in closets, and French doors from both the primary bedroom and living room leading to the patio. Secure building with TV cameras, nighttime roaming security, and tele-entry system. Prime location directly across from UM & Metrorail; walk to Publix, Sunset Place, Whole Foods, LA Fitness, Madrugá Bakery, yoga studios, and Boogie’s live music. No car needed!

## FEATURES

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|             |                                                                                                                           |
|-------------|---------------------------------------------------------------------------------------------------------------------------|
| Community:  | Community In-door Swimming Pool, Picnic Area(s), Community Spa(s)                                                         |
| Exterior:   | Patio                                                                                                                     |
| Flooring:   | Marble Floors, Tile Flooring                                                                                              |
| General:    | Elevator(s)                                                                                                               |
| Heat/Cool:  | Central Air Conditioning                                                                                                  |
| Inclusions: | Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer |
| Interior:   | Breakfast Bar, Jetted Bathtub, Dry Bar, Ceiling Fan(s), Walk-in Closet(s)                                                 |
| Rooms:      | Living/dining Room Combination, Breakfast Area                                                                            |
| Scenery:    | Garden View                                                                                                               |

PROPERTY  
LOCATION

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