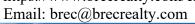


## **BREC REALTY**

Phone: 954-884-5050

https://www.brecrealty.com/eng





Price: \$919,000 **Single Family MLS Number:** A11882038

3124 SW 63rd Ave, Miami, Florida 33155 USA

Beds: 5 Baths: 4 Living Area: 2,625 **Lot Square Feet:** 7,500 **HOA Fees: \$0 Year Built:** 1978

**Lot Dimensions:** 7500 **Community:** CORAL VILLAS REV

**Elementary School:** Coral Terrace Junior High: West Miami

**High School:** South Miami

**Subdivision:** CORAL VILLAS REV

## ABOUT THIS PROPERTY

Huge Price Improvement! Investor or Large Family Opportunity in Prime Miami Location This spacious, open-concept home ft. of living area (larger than tax roll!) with 5 full bedrooms + a flex room (ideal for an office or den) and 4 full bathrooms, inclu bedrooms for added comfort and privacy. A bright Florida sunroom provides the perfect space for a gym, hobby room, or relagenerous backyard offers endless potential, and the oversized driveway provides ample parking for multiple vehicles. Locate most desirable neighborhoodsâ€"right next to Coral Gables, Schenley Park, and South Miamiâ€"you'll enjoy close proximity shopping, dining, salons, and major highways. No HOA or rental restrictions. Recent Updates Include: • Flat roof section (in 2024 • New water heater (2025) • Water-efficient toilets (2024) • New fencing (2025) Home is sold AS-IS and nee already reflects estimated cosmetic updates and is well below the area's average price per square foot. Perfect for investors appreciation, or value-add opportunities in a high-growth corridor. investor upside: Potential rental income of \$7,500+ per mc long-term rental. Motivated seller â€" quick closing available. Don't miss this rare opportunity. Showings by appointment only

## PROPERTY LOCATION





©2025 | BREC REALTY GROUP, LLC, YOUR REAL ESTATE ADVISOR IN MIAMI

USA: + 1.954.884.5050

BREC@BRECREALTY.COM | PRIVACY POLICY