



**Precio: \$262,500**

**Numero de MLS: A11834079**

**Condominios/Town Home**

**3600 SW 9th Ter Unit 1B, Miami, Florida 33135 USA**

**Cuartos: 2**

**Baños: 1**

**Area Habitable: 725**

**Unidad: 1B**

**HOA Fees: \$365**

**Año construido: 1949**

**Comunidades: CORAL GARDENS CONDO BLDG**

**Subdivisión: CORAL GARDENS CONDO BLDG**

## ABOUT THIS PROPERTY

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Prime Location – Coral Gardens Condo in the Heart of it All! Located just two blocks from SW 8th Street off SW 36th Avenue in Coral Gables, this charming second-floor unit sits in a well-maintained two-story building. Enjoy unbeatable access to Coral Gables, Downtown Miami, Brickell, major highways, public transportation, and iconic local restaurants like La Carreta and Versailles. You're also close to theaters, shopping, and much more. Per the Association, the last building recertification was completed in 2020. The seller has already paid off a special assessment for paving, and the building features a new roof installed in 2023. The property includes on-site parking and shared laundry facilities for added convenience.

PROPERTY  
LOCATION



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