





**Precio: \$475,000**

**Numero de MLS: A11979807**

**Condominios/Town Home**

**11543 SW 109th Rd Unit 24B, Miami, Florida 33176 USA**

**Cuartos: 3**

**Baños: 2**

**Area Habitable: 1,400**

**Unidad: 24B**

**HOA Fees: \$620**

**Año construido: 1975**

**Comunidades: SABAL CHASE SEC 3**

**Subdivisión: SABAL CHASE SEC 3**

**Escuela elementaria: Lehman; William H.**

**Escuela primaria: Miami Edison**

**Bachillerato: Miami Killian**

## ABOUT THIS PROPERTY

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HIGHLY DESIRABLE SABAL CHASE Completely remodeled 1480 sq ft. 3 bedroom 2 bath condo villa.. The unit has a large dining room, large family/bed room, laundry room/storage, 2 fenced courtyards, tankless water heater, alarm system, window ceiling fans, and hurricane shutters. Sabal Chase is centrally located and walking distance to restaurants, Publix, Walgreens drive to the turnpike, state road 874/Palmetto and U.S 1. The community is located across the street from Miami Dade College facilities and the highly rated William H. Lehman Elementary School located within the community. Walk or bike through the 1 and enjoy the resort style amenities which includes 2 heated pools, a large club house, billiard room, gym, basketball, pickleball tennis courts, and a children's playground. The association has replaced the roof and repaved the parking area in 2025 and : painting of the buildings this year with no special assessments. The low HOA fees cover all exterior repairs, insurance and m buildings, the use of all amenities to include the clubhouse use for private events,streaming TV and high speed internet. Solc

# PROPERTY LOCATION

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Image



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