

Image

**Precio: \$315,000**

**Numero de MLS: A12022937**

**Condominios/Town Home**

**15355 SW 76th Ter Unit 106, Miami, Florida 33193 USA**

**Cuartos: 2**

**Baños: 2**

**Area Habitable: 880**

**Unidad: 106**

**HOA Fees: \$356**

**Año construido: 1994**

**Comunidades: POINT LAKE CONDO IX**

**Subdivisión: POINT LAKE CONDO IX**

## ABOUT THIS PROPERTY

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Exceptional opportunity in the heart of West Kendall! Welcome to Unit 106 at Point Lake Condo IX â€” a spacious 2BR/2BA ground-floor condo offering 880 sq ft of comfortable living with an EXCLUSIVE PRIVATE PATIO. This coveted outdoor space is only available to first-floor units, making it a rare find for families, pet owners, and investors. The unit features updated kitchen cabinets & appliances, refreshed bathroom vanities, a washer/dryer replaced in 2023, and a brand-new central A/C (2023) â€” move-in ready and low-maintenance. Brand-new roofs were installed on all 5 buildings. HOA: ~\$356/mo | Community pool & party room. Currently tenant-occupied (lease expiring July 2026) â€” perfect for investors seeking immediate cash flow (\$2,200â€”\$2,300/mo market rent) or first-time buyers targeting August 2026 move-in. Located minutes from West Kendall Baptist Hospital, Zoo Miami, SR-821 Turnpike, and top-rated Miami-Dade schools. Cash or Conventional financing. All condo docs on hand. Don't miss this one â€” schedule your showing today!

# PROPERTY LOCATION

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