



Price: \$775,000

MLS Number: A11961250

Condo / Town Home

1300 E Ponce De Leon Blvd Unit 514, Coral Gables, Florida 33134 USA

Beds: 2

Baths: 2

Living Area: 1,128

Unit: 514

HOA Fees: \$1,259

Year Built: 2009

Community: 1300 PONCE CONDO

Subdivision: 1300 PONCE CONDO

Elementary School: Sunset

Junior High: Ponce De Leon

High School: Coral Gables

ABOUT THIS PROPERTY

Owner Motivated!!! Great investment in Coral Gables, corner unit offers privacy a 2 bedrooms and 2 bathrooms in a luxury condo with a 30 feet long balcony wrapping the unit from the living and both rooms plus an additional terrace with direct access to the pool area. Amazing amenities located in the 5th floor, clubhouse and pool that has a lot of outdoor space to sun bathing and relax, gym, very large lobby with concierge services, manager office, mail room and 24/7 security. The unit has Italian cabinetry, granite countertops, stainless steel appliances, new refrigerator, A/C and 2 new toilets, laundry closet with W/D, marble in bathrooms, impact windows with shades and blackouts 2 are electric, custom made closets and 2 assigned parking spaces in a private gated garage. This unit offers a beautiful, bright space with skyline views and in the heart of Coral Gables. The Building has reserves, no HOA increases for the last 2 consecutive years, no assessments either, very well maintained community. Maintenance fee includes Hot water, building insurance and pest control, public transportation like the Coral Gables Trolley and the Freebie ride is right outside the building door and take a two-minute ride to Miracle Mile, the complex is located at the corner of Salamanca Chase Bank Salamanca Chase Bank and on the other corner the Scoring Club of Golf and Sidonia street. see remarks of Owner-Agent.

PROPERTY
LOCATION



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