

Image

**Price: \$399,000**

**MLS Number: A11769636**

**Condo / Town Home**

**770 NW 106th Ave Unit 8B4-3, Miami, Florida 33172 USA**

**Beds: 3**

**Baths: 2**

**Living Area: 1,360**

**Unit: 8B4-3**

**HOA Fees: \$490**

**Year Built: 1983**

**Community: LA ARBOLEDA CONDO PH II**

**Subdivision: LA ARBOLEDA CONDO PH II**

**Elementary School: Sweetwater**

**Junior High: Ruben Dario**

**High School: Miami Coral Park**

## ABOUT THIS PROPERTY

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Discover this charming, spacious, and well maintained 3BR/2BA townhouse located in the highly desirable La Arboleda community. This bright and open layout offers a generous living space with plenty of natural light. Prime location. Near major highways, malls, restaurants, supermarkets, and top-rated schools. Close to Florida International University and the Miami International Airport. Community pool and ample visitor parking. 40-year certification passed in April 2024. New roof installed November 2021. Washer & Dryer in-unit and central A/C for year-round comfort. No special assessments. Maintenance fees include water, insurance for the exterior of the building, community pool, and common areas. Not in flood zone. Only one owner since property was built. 2 parking spots.

PROPERTY  
LOCATION



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