



**Price: \$1,030,111**

**MLS Number: A11892972**

**Condo / Town Home**

**525 NE 61st St, Miami, Florida 33137 USA**

**Beds: 3**

**Baths: 3**

**Living Area: 2,181**

**HOA Fees: \$690**

**Year Built: 2025**

**Community: LC WHITES**

**Subdivision: LC WHITES**

**Junior High: Horace Mann**

**High School: Miami Edison**

## ABOUT THIS PROPERTY

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LAST CHANCE. Developer close-out at The Bennet! For the astute buyer, this brand-new, never-occupied, over 2,100 TSFT corner townhome is priced a staggering \$150,000 under the recent appraised value. From the moment you pull into your private, oversized two-car garage, you'll know you've arrived. Inside, soaring 12-foot ceilings & expansive windows that fill the space with light. The meticulous, Italian-inspired luxury design boasts high-end porcelain tile, quartz counters & exquisite marble accents. A generous layout features 3 BR/3 Bath, providing ample space for work & play! Enjoy the spectacular rooftop perfect for soaking up Miami's best sunrise/sunset views. 15 minutes to S. Beach, Design District, Midtown & Wynwood. Experience world-class amenities at your doorstep with incredibly low HOA fees less than \$700 / month!! Secure this exceptional value today. 30 mins to both MIA & FLL airports, perfect for 2nd home buyers. Please ask us about the 3-2-1 approved lender buydown. Meaning you get an interest rate as low as 3% with a monthly payment probably lower than what you're paying in rent!! NEWS: \$3 BILLION / 5,700-Unit Little River District To Be "First Fully Integrated Smart Home City In Florida! The Little River District, a 63-acre mixed-use development approved! Unpack & enjoy...

# PROPERTY LOCATION

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Image



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