





Price: \$299,000		MLS Number: A11912345		Condo / Town Home	
3551 NE 169th St Unit 306, North Miami Beach, Florida 33160 USA					
Beds: 2		Baths: 2		Living Area: 1,110	
Unit: 306		HOA Fees: \$753		Waterfront: YES	
Year Built: 1969					
Community: EDEN ISLES CONDO PART 1			Subdivision: EDEN ISLES CONDO PART 1		
Elementary School: Ojus			Junior High: Highland Oaks		
High School: Alonzo and Tracy Mourning Sr.					

ABOUT THIS PROPERTY

This spacious two-bedroom, two-bathroom condo offers a canal view and a deeded 26-foot dock. Perfect for updating and perfect for a comprehensive 50-year inspection, which included a new roof, balcony restoration, elevator upgrades, a renovated parking lot, and a renovated pool. The unit includes a new kitchen with granite countertops, stainless steel appliances, and a renovated bathroom. The unit also includes a new water heater, cable, trash, and internet. This is a 55+ community, and rentals are not permitted during the first year. The condo is located in a prime location with easy access to the city's free trolley service.



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