



**Price: \$1,299,000**

**MLS Number: A11929452**

**Single Family**

**3715 Oak Ave, Miami, Florida 33133 USA**

**Beds: 3**

**Baths: 2**

**Living Area: 1,270**

**Lot Square Feet: 6,930**

**HOA Fees:**

**Year Built: 1981**

**Community: PERCIVAL GARDENS 1ST ADDN**

**Subdivision: PERCIVAL GARDENS 1ST ADDN**

**Elementary School: Sunset**

**Junior High: Ponce De Leon**

**High School: Coral Gables**

## ABOUT THIS PROPERTY

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Unparalleled Development Opportunity in West Coconut Grove! This lot offers the chance to create two exceptional duplex/triplex units: a 4-bedroom / 4.5-bath residence (~3,900 SF) and a 3-bedroom / 3.5-bath residence (~2,415 SF), each designed to maximize the lot's potential. Location is everything. Just minutes from CocoWalk, The Shops at Midway, and other nearby attractions, this property offers residents a walkable, vibrant lifestyle in the heart of Coconut Grove. Opportunities like this do not come around often.

# PROPERTY LOCATION

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Image



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