



**Price: \$1,150,000**

**MLS Number: A12004735**

**Single Family**

**16070 SW 89th Ave Rd, Palmetto Bay, Florida 33157 USA**

**Beds: 4**

**Baths: 3**

**Living Area: 2,148**

**Lot Square Feet: 6,767**

**HOA Fees:**

**Waterfront: YES**

**Year Built: 1991**

**Community: BE-CAR SOUTH**

**Subdivision: BE-CAR SOUTH**

**Elementary School: Coral Reef**

**Junior High: Southwood**

**High School: Miami Palmetto**

## ABOUT THIS PROPERTY

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Welcome to this exceptional waterfront residence in the heart of highly sought-after Palmetto Bay—where lifestyle, location, and peace of mind come together. This spacious 4-bedroom, 3-bathroom pool home offers the perfect blend of comfort and versatility, featuring a 2-car garage and a thoughtfully designed layout. Downstairs, you'll find a private bedroom and full bathroom suite complete with its own refrigerator, washer, dryer, sink, and separate entrance—ideal for extended family, in-laws, or older children seeking independence. Enjoy true South Florida living with your own backyard oasis overlooking the water—perfect for entertaining or unwinding by the pool. The home is located in a very desirable area known for top-rated schools, as well as close proximity to excellent restaurants and shopping. What truly sets this property apart is the added peace of mind. This home has Impact Windows, Doors and Accordion Shutters and transferable warranties, including: 5-year roof leak warranty 6-month warranty on appliances and mechanical systems (10 years or newer) 6-month plumbing, electrical, and mold warranty 6-month wood infestation warranty A rare opportunity to own a waterfront home with built-in flexibility and valuable protections in one of Miami's most desirable communities. Some photos are AI Generated

# PROPERTY LOCATION

Image



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