

Image

**Price: \$600,000**

**MLS Number: A12039660**

**Condo / Town Home**

**2771 NE 164th St Unit 12, North Miami Beach, Florida 33160 USA**

**Beds: 3**

**Baths: 2**

**Half Baths: 1**

**Living Area: 1,710**

**Unit: 12**

**HOA Fees: \$954**

**Year Built: 1974**

**Community: LEEWARD POINT CONDO**

**Subdivision: LEEWARD POINT CONDO**

## ABOUT THIS PROPERTY

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FANTASTIC LAYOUT, EASY LIVING! Rarely available updated 3-bedroom corner townhome in Leeward Point Condo, an intimate waterfront community of just 41 residences. Enjoy the privacy of no neighbors above or below, plus the feel of a single-family home without the maintenance. Light-filled and spacious, this spacious 1,710 SF residence features two living areas, a dining space, open island kitchen, guest powder room, and a private rear patio perfect for entertaining, grilling, or relaxing. Upstairs, you'll find three bedrooms and two full baths, including a generous primary suite with walk-in closet and its own private patio. Recent updates include impact windows and doors, porcelain tile floors, modern kitchen and baths, and a new roof. Full-size in-unit washer and dryer. Two assigned tandem parking spaces are located directly at your front door, plus abundant guest parking. Exceptional amenities not found in other nearby communities include heated pool and sun deck, private tennis courts, fitness center, clubhouse, party room, steam rooms, and bike storage. Stroll the community's private waterfront walkway along Maule Lake and enjoy the boating lifestyle all around you. Tucked away on a quiet tree-lined cul-de-sac in Western Eastern Shores, just minutes from Oleta River State Park, Sunny Isles Beach, Aventura, dining, shopping, and I-95. Great value in a hidden waterfront enclave.

# PROPERTY LOCATION

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