

# INES FLAX

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Price: \$2,400,000

MLS Number: A11935556

Single Family

**3700 Loquat Ave, Miami, Florida 33133 USA**

**Beds:** 5

**Baths:** 5

**Half Baths:** 1

**Living Area:** 5,170

**Lot Square Feet:** 9,009

**HOA Fees:**

**Year Built:** 1955

**Community:** DOUGLAS CIRCLE

**Subdivision:** DOUGLAS CIRCLE

**Elementary School:** Coconut Grove

**Junior High:** Ponce De Leon

**High School:** Coral Gables

## ABOUT THIS PROPERTY

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Villa Loquat is a rare opportunity to create a custom modern residence in the heart of Coconut Grove, one of Miami's amenities. The property includes fully developed and transferable architectural plans by Caymares Martin Architects 5,170 square feet (under AC) and is designed with 5 bedrooms, 6 full bathrooms, 1 powder bathroom, and an elevator. The plans include a chef's kitchen with pantry, family room, and a private guest suite or office on the main level, all opening to covered terrace. The plans have not yet been approved by the city. Architects will begin working on MEP floorplans in January, and the developer will start construction in Coconut Grove build. The property currently features an existing 3-bedroom, 2-bathroom residence with a pool, which is tenanted and generating income while plans continue to progress.

PROPERTY  
LOCATION

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Image

