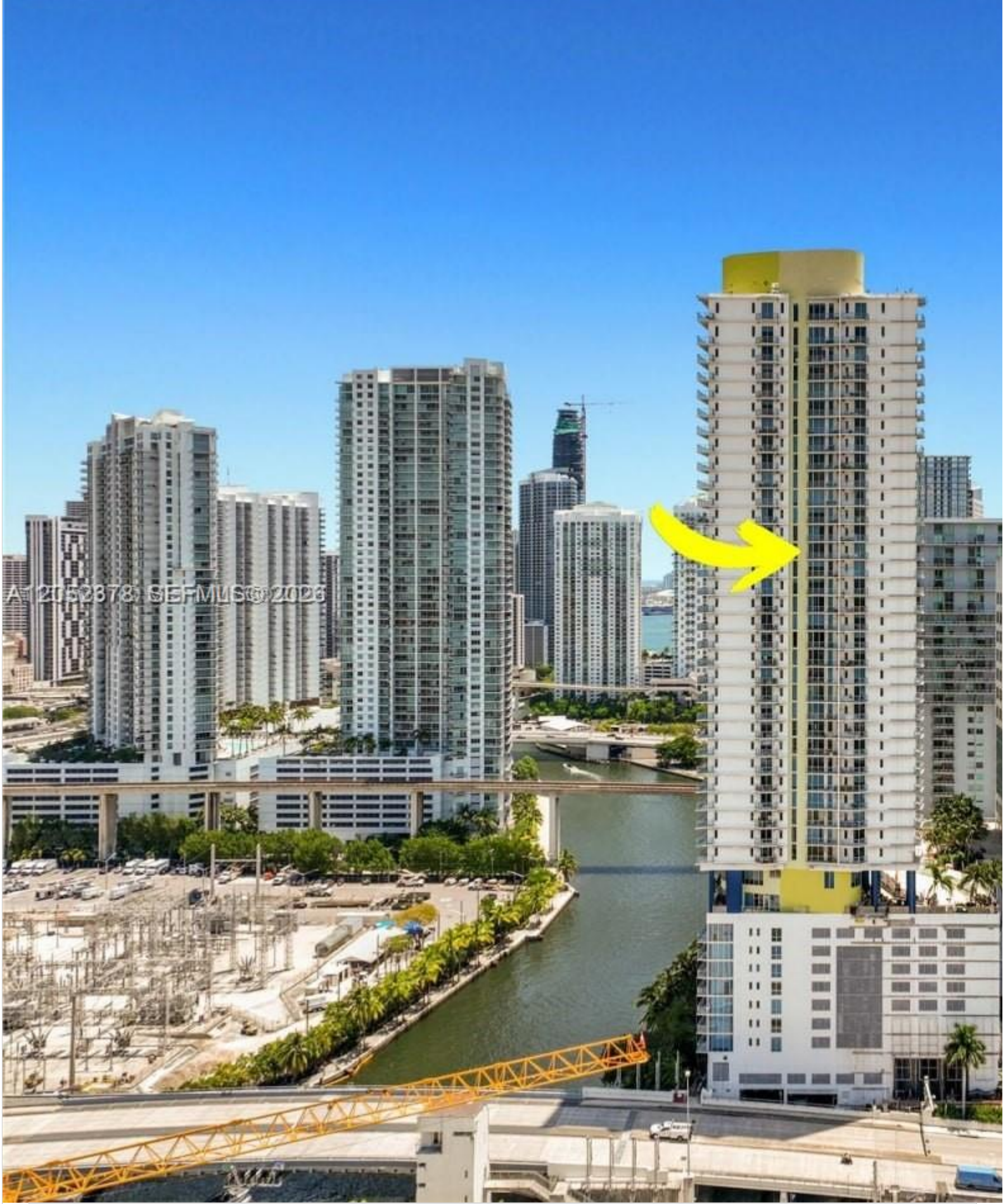


INES FLAX

YOUR PREMIER OCEANFRONT SPECIALIST
& MOST TRUSTED NAME IN SOUTH FLORIDA REAL ESTATE.



A12052378 SEFMLS © 2023

Price: \$335,000

MLS Number: A12052378

Condo / Town Home

185 SW 7th St Unit 3100, Miami, Florida 33130 USA

Baths: 1

Living Area: 580

Unit: 3100

HOA Fees: \$506

Waterfront: YES

Year Built: 2007

Community: LATITUDE ON THE RIVER CON

Subdivision: LATITUDE ON THE RIVER CON

Elementary School: Southside

Junior High: Shenandoah

ABOUT THIS PROPERTY

\$5,000 Seller Concession! Experience the best of Brickell waterfront living at Latitude on the River. This spacious studio apartment offers stunning views of the Miami River, Biscayne Bay, and the glittering Miami skyline from your private balcony. Floor-to-ceiling impact glass provides a seamless connection to the outdoors. The thoughtfully designed interior features a Snaidero Italian kitchen with stainless steel appliances, granite countertops, and an in-unit washer and dryer. Enjoy resort-style amenities including 24-hour concierge and security, a two-story fitness center, and a rooftop lounge. Even better, the building's stunning new resort-style pool/jacuzzi renovation is nearly complete, making now the perfect time to move in. Perfectly located along the Miami Riverwalk, you're just steps from Brickell City Centre, Mary Brickell Village, world-class shopping, and dining. Pet-friendly with a low HOA, this residence offers exceptional value in one of Miami's most desirable neighborhoods. \$5,000 concession toward closing costs or an interest rate buydown. Luxury, location, lifestyle, and incredible views.

