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Price: \$7,700,000		MLS Number: H10570174		Single Family	
145 Leucadendra Dr, Coral Gables, Florida 33156 USA					
Beds: 4		Baths: 2		Half Baths: 1	
Taxes: \$110,944		Living Area: 3,221		Lot Square Feet: 36,098	
HOA Fees: \$6,000		Waterfront: YES		Year Built: 1970	
Community: Gables Estates			Subdivision: Gables Estates 02		

ABOUT THIS PROPERTY

Impeccably maintained 4-bedroom home nestled in a 36,000.00+ square feet lot. Beautiful trees surrounding property overlooking serene wide water views. No fixed bridges, fast access to Biscayne bay and ocean. Home was recently updated with new kitchen, bathrooms and impact doors and windows. Wood burning Fire place in formal living room, Air conditioned 2 car garage, formal dining room, and spacious family room. \$100,000.00 application fee for US residents and \$110,000.00 for non-residents. Move in ready or upgrade/build to own specifications.

FEATURES

Construction:	Concrete Block Stucco
Energy:	Storm Windows
Financial:	Home Owners Fee
Flooring:	Marble Floors, Hardwood Floors
General:	Pets Allowed, Pet Restrictions
Heat/Cool:	Central Air Conditioning, Central Heat
Inclusions:	Electric Range and Oven, Self-cleaning Oven, Microwave Oven, Disposal, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer
Interior:	Kitchen Isle
Location:	Western Exposure
LotSize:	Lots Size Between 3/4 and 1 Acre
Parking:	Attached Parking, Circular Driveway, Covered Parking Area
Rooms:	Family Room, Formal Dining Room, Breakfast Area, Eat in Kitchen
Scenery:	Ocean Access, Waterfront Property, Canal View, Canal Waterfront Property, Intra-coastal, Garden View, Waterview
Stories:	Single Story
Utilities:	Public Sewer Service, Public Water Supply
Win/Doors:	French Door(s)

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