

# INES FLAX

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



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Price: \$1,875,000		MLS Number: A11797177		Single Family	
920 W 47th St, Miami Beach, Florida 33140 USA					
Beds: 3		Baths: 2		Living Area: 1,886	
Lot Square Feet: 7,500		HOA Fees:		Year Built: 1968	
Community: NAUTILUS ADDN			Subdivision: NAUTILUS ADDN		

## ABOUT THIS PROPERTY

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Renovate or build new in one of the most exclusive neighborhoods in Miami Beach! Located in the quiet and family friendly neighborhood of Sunset Beach, this is a great opportunity for developers and homeowners alike. With some of the county's best schools within close proximity, the single family home that has not been submitted to the city yet. This can save around 4 months of design process to 1 year of construction value of 6 - 6.5MM (plenty of sold comps to support this estimated value).

