



**Price: \$249,003**

**MLS Number: A11812426**

**Condo / Town Home**

**3750 NE 169th St Unit 106, North Miami Beach, Florida 33160 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 1,110**

**Unit: 106**

**HOA Fees: \$712**

**Waterfront: YES**

**Year Built: 1972**

**Community: EDEN ISLES CONDO NO 7**

**Subdivision: EDEN ISLES CONDO NO 7**

## ABOUT THIS PROPERTY

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Rare waterfront corner unit / 55+ Associationâ€™only 1 of 7 ground-floor units with a wraparound screened terrace and East-SE water and boat docks views. Seller financing available: 40% down, 6% interest-only, 5-year balloon. Building features newer roof, concrete restoration, upgraded elevator, 50-yr cert. approved. Tile floors, granite kitchen w/pass-thru, custom blinds. Upfront Parking space #27. Seller to pay current assessment at closing. Storage & laundry nearby. Rentals after 1 year. Amenities: clubhouse, new gym, 3 pools, game rooms, 24/7 guard gate. Free NMB trolley. Walk to shops, beach, Oleta Park, & movies. Easy to show / Short notice okay / Call Randy Rose

