

# INES FLAX

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





|                                                          |  |                       |                                  |                   |  |
|----------------------------------------------------------|--|-----------------------|----------------------------------|-------------------|--|
| Price: \$869,000                                         |  | MLS Number: A11863459 |                                  | Condo / Town Home |  |
| 100 Lincoln Rd Unit 1635, Miami Beach, Florida 33139 USA |  |                       |                                  |                   |  |
| Beds: 1                                                  |  | Baths: 1              |                                  | Unit: 1635        |  |
| HOA Fees: \$0                                            |  | Waterfront: YES       |                                  | Year Built: 1965  |  |
| Community: THE DECOPLAGE CONDO                           |  |                       | Subdivision: THE DECOPLAGE CONDO |                   |  |
| Junior High: Nautilus                                    |  |                       | High School: Miami Beach         |                   |  |

## ABOUT THIS PROPERTY

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Gorgeous 180 degrees view from the bay to the ocean from the oversize balcony of this 1 bedroom 1 bathroom 16th floor condo. Features include: stainless steel appliances, 2 big built-in walking closets, glass shower, 2 queen size beds, 50" and 65" flat screen tv's, pull-out sofa, hardwood floors, granite countertops, thru building structural recertification, new hallways, beautification of 100-300 Lincoln rd, Ritz Carlton condo building. This unit has been measured to be 830sqf (public record of 675sqf is wrong).

