

# INES FLAX

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



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Eden  
Condo





**Price: \$299,000**

**MLS Number:** A11912345

## Condo / Town Home

**3551 NE 169th St Unit 306, North Miami Beach, Florida 33160 USA**

**Beds: 2**

**Baths: 2**

**Living Area:** 1,110

Unit: 306

**HOA Fees:** \$753

**Waterfront: YES**

**Year Built:** 1969

## Community: EDEN ISLES CONDO PART 1

**Subdivision:** EDEN ISLES CONDO PART 1

### Elementary School: Ojus

**Junior High:** Highland Oaks

**High School:** Alonzo and Tracy Mourning Sr.

## ABOUT THIS PROPERTY

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This spacious two-bedroom, two-bathroom condo offers a canal view and a deeded 26-foot dock. Perfect for updating, it has undergone a comprehensive 50-year inspection, which included a new roof, balcony restoration, elevator upgrades, and more. Homeowners Association (HOA) fee covers water, cable, trash, and internet. This is a 55+ community, and rentals are allowed. Close to shopping, and grocery stores. Residents can also take advantage of the city's free trolley service.

