



**Price: \$269,000**

**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 and personalizing to your taste. Spacious kitchen. The master bedroom has a walk-in closet. The building has recently undergone a comprehensive 50-year inspection, which included a new roof, balcony restoration, elevator upgrades, a renovated parking lot, and a refreshed seawall. The clubhouse offers a pool, gym, sauna, and library. The Homeowners Association (HOA) fee covers water, cable, trash, and internet. This is a 55+ community, and rentals are not permitted during the first year. The condo is conveniently located just a short walk from the beach, restaurants, shopping, and grocery stores. Residents can also take advantage of the city's free trolley service.

PROPERTY  
LOCATION

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Image

