

# INES FLAX

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A11916014 © Miami MLS® 2025



Price: \$485,000		MLS Number: A11916014		Condo / Town Home	
652 NE 63rd St Unit 403, Miami, Florida 33138 USA					
Beds: 2		Baths: 2		Living Area: 945	
Unit: 403		HOA Fees: \$632		Year Built: 2007	
Community: MILANA CONDO			Subdivision: MILANA CONDO		
Junior High: Horace Mann			High School: Miami Edison		

## ABOUT THIS PROPERTY

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Built in 2007, this bright and well-maintained 2/2 is fully move-in ready. Located on the top floor, the home offers a full suite of upgrades include a new washer/dryer, new flooring, and an AC replaced just 2 years ago. The standout feature is the open floor plan. Additional perks include two assigned parking spaces, impact windows, a low HOA (kept low by having no pool or deck), and is pet-friendly, allowing one pet up to 50 lbs. Preferred lender credit: \$5,000 (or 1% of the loan amount, whichever is less). Call Nexa Mortgage (NMLS 2144913) at 305-703-4663, [yianni@rateright.us](mailto:yianni@rateright.us)

