

INES FLAX

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

ONE Sotheby's International Realty
119 Washington Ave Suite 300
33139

Phone: 786.218.7600 -

<http://www.inesflax.com>

Email: InesFlax@aol.com





Price: \$368,000

MLS Number: A11921584

Condo / Town Home

6445 Indian Creek Dr Unit B10, Miami Beach, Florida 33141 USA

Beds: 2

Baths: 2

Living Area: 885

Unit: B10

HOA Fees: \$736

Waterfront: YES

Year Built: 1980

Community: BELO HORIZONTE CONDO

Subdivision: BELO HORIZONTE CONDO

Elementary School: Biscayne

Junior High: Nautilus

High School: Miami Beach

ABOUT THIS PROPERTY

Enjoy an exceptional Miami Beach location with breathtaking sunset views overlooking the Intracoastal Waterway from this spacious fourth-floor corner unit. This well-appointed residence offers a comfortable 2-bedroom, 2-bath layout, featuring a generous walk-in closet in the primary suite and convenient window shutters for added protection. Located just minutes from Millionaire's Row, with easy access to the boardwalk and public transportation. The building is also within walking distance to Publix, Walgreens, CVS, the Post Office, and several banks, adding remarkable convenience to its coastal lifestyle. This is the only building in the area with dual access from both Indian Creek Dr. and Collins Ave. Directly across the Intracoastal side is Allison Park, ideal for outdoor exercise, and just steps across Collins Ave., you'll find a convenient public parking lot for beach access and guest parking. The building offers secured entry, elevator access with fob control, and a low-density design with only four units per floor. An ongoing assessment of \$290.24 through 2034 is currently in place and may be negotiable with the seller. Combining comfort, style, and security in a prime Miami Beach setting, this residence is ideal for anyone looking to enjoy the vibrant coastal lifestyle.

