

INES FLAX

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Price: \$7,900,000		MLS Number: A11939177		Single Family	
3455 S Moorings Way, Miami, Florida 33133 USA					
Beds: 4		Baths: 5		Half Baths: 1	
Living Area: 6,223		Lot Square Feet: 10,140		HOA Fees: \$3,750	
Year Built: 1988					
Community: THE MOORINGS		Subdivision: THE MOORINGS			
Elementary School: Coconut Grove		Junior High: Ponce De Leon			
High School: Coral Gables					

ABOUT THIS PROPERTY

Perched on a natural ridge in the exclusive gated Moorings enclave, this 3-story classic Key West-style home is sited in a sought-after neighborhood (only 42 homes where resident permission is required for entry!) makes this unique property all the more desirable. The timeless Charles Harrison Pawley-designed residence features a new metal roof, new interior finishes, and new kitchen appliances. The concrete construction is faced w/ resilient composition clapboard; its expansive covered porches offer gracious outdoor living space. Recent updates include new windows, doors, and landscaping. Floor 1: Formal living & dining rooms enjoy abundant natural light. Big, bright, beautiful eat-in kitchen. Floor 2: Master bedroom with private bathroom. Floor 3: Architecturally distinctive flexible space appointed w/ office & gym-easily converted to playroom, studio etc. Grounds include a lush mature tropical landscape. Peerless location, timeless design, unlimited potential.

