

# INES FLAX

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







Price: \$2,975,000		MLS Number: A11941711		Condo / Town Home	
3222 Matilda St Unit 3222, Miami, Florida 33133 USA					
Beds: 4		Baths: 3		Half Baths: 1	
Living Area: 2,976		Unit: 3222		HOA Fees:	
Year Built: 2019					
Community: 3222 MATILDA CONDO			Subdivision: 3222 MATILDA CONDO		

## ABOUT THIS PROPERTY

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Welcome to this customized, exquisite 2019-built 4-bedroom, 3.5-bath townhouse just steps from CocoWalk in the heart of Coconut Grove. This home features hardwood floors, custom millwork, recessed lighting, and expansive open living areas designed for both everyday comfort and entertaining. The kitchen is equipped with a stainless steel refrigerator, freezer, Wi-Fi-enabled in-cabinet coffee maker, and an oversized island that serves as the home for a granite countertop, a Toto toilet and an oversized multi-head shower. Bedrooms 2 and 3 are connected by a Jack-and-Jill bathroom, and the master bedroom has an exceptional storage. Outdoors, enjoy a custom made salt water chlorine heated pool, summer kitchen including a gas grill, and an expansive rooftop deck - complete with a second summer kitchen including a gas-powered grill, sink, multiple beverage stations, and seating. Create your ultimate rooftop oasis in one of South Florida's most desirable neighborhoods.

