

INES FLAX

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Price: \$460,000		MLS Number: A11949463		Condo / Town Home	
1861 NW S River Dr Unit 2505, Miami, Florida 33125 USA					
Beds: 2		Baths: 2		Living Area: 1,022	
Unit: 2505		HOA Fees: \$1,219		Waterfront: YES	
Year Built: 2010					
Community: TERRAZAS RIVERPARK VILLAG			Subdivision: TERRAZAS RIVERPARK VILLAG		

ABOUT THIS PROPERTY

Great investment or homeowner opportunity! This remodeled corner unit offers floor-to-ceiling windows, abundant natural light, and modern finishes. The building is undergoing significant upgrades: Elevators, Pool, and Building are scheduled for renovation in the next month, adding strong future value. Enjoy resort-style amenities including a rooftop pool, BBQ area, and 24-hour gated security. A beautiful riverfront park next door is currently being renovated, and the building is situated on a prime corner lot with opposite sides for maximum privacy. Pets are welcome. Parking and Storage are available at an additional cost. Central location: 8 minutes to Brickell, 12 minutes to Miami Beach, 16 minutes to Coral Gables, 15 minutes to Hospital and Baseball stadium (5 min). Quiet Riverfront HOA includes water, trash, pest control, and amenities.

