

Image

**Price:** \$7,700,000

**MLS Number:** H10570174

**Single Family**

**145 Leucadendra Dr, Coral Gables, Florida 33156 USA**

**Beds:** 4

**Baths:** 2

**Half Baths:** 1

**Taxes:** \$110,944

**Living Area:** 3,221

**Lot Square Feet:** 36,098

**HOA Fees:** \$6,000

**Waterfront:** YES

**Year Built:** 1970

**Community:** Gables Estates

**Subdivision:** Gables Estates 02

# ABOUT THIS PROPERTY

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Impeccably maintained 4-bedroom home nestled in a 36,000.00+ square feet lot. Beautiful trees surrounding property overlooking serene wide water views. No fixed bridges, fast access to Biscayne bay and ocean. Home was recently updated with new kitchen, bathrooms and impact doors and windows. Wood burning Fire place in formal living room, Air conditioned 2 car garage, formal dining room, and spacious family room. \$100,000.00 application fee for US residents and \$110,000.00 for non-residents. Move in ready or upgrade/build to own specifications.

## FEATURES

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<b>Construction:</b>	Concrete Block Stucco
<b>Energy:</b>	Storm Windows
<b>Financial:</b>	Home Owners Fee
<b>Flooring:</b>	Marble Floors, Hardwood Floors
<b>General:</b>	Pets Allowed, Pet Restrictions
<b>Heat/Cool:</b>	Central Air Conditioning, Central Heat
<b>Inclusions:</b>	Electric Range and Oven, Self-cleaning Oven, Microwave Oven, Disposal, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer
<b>Interior:</b>	Kitchen Isle
<b>Location:</b>	Western Exposure
<b>LotSize:</b>	Lots Size Between 3/4 and 1 Acre
<b>Parking:</b>	Attached Parking, Circular Driveway, Covered Parking Area
<b>Rooms:</b>	Family Room, Formal Dining Room, Breakfast Area, Eat in Kitchen
<b>Scenery:</b>	Ocean Access, Waterfront Property, Canal View, Canal Waterfront Property, Intra-coastal, Garden View, Waterview
<b>Stories:</b>	Single Story
<b>Utilities:</b>	Public Sewer Service, Public Water Supply
<b>Win/Doors:</b>	French Door(s)

