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**Price: \$4,490,000**

**MLS Number:** H10650278

**Condo / Town Home**

**13621 Deering Bay Dr Unit 104, Coral Gables, Florida 33158 USA**

**Beds:** 7

**Baths:** 6

**Half Baths:** 2

**Taxes:** \$43,802

**Living Area:** 6,576

**Unit:** 104

**HOA Fees:** \$10,911

**Year Built:** 2003

**Subdivision:** Milano Condominium

## ABOUT THIS PROPERTY

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A rare opportunity exists to acquire this one-of-a-kind condominium in the Milano Tower, situated in the exclusive Deering Bay Yacht and Country Club DBYCC. This custom, two-story Lanai-style unit spans over 6,500 SF of interior space and features 7 full bedrooms, a media room, a ground-level bar and entertainment area, a +/- 3,500 SF private outdoor patio steps away from pool and outdoor grill and covered balconies throughout the second-level. Residents are extended all the ease, amenities and security afforded by the condominium lifestyle, while retaining the comfort and flexibility of a home. Clubhouse is currently undergoing an extensive 3-phase Meyer & Associates renovation (child-friendly) please refer to listing attachments for renderings and scope of work shown on DBYCC Website.

## FEATURES

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<b>Community:</b>	Community Clubhouse(s), Community Exercise Area(s), Picnic Area(s), Community Swimming Pool(s), Community Spa(s), Community Tennis Court(s), Biking/fitness Trail
<b>Construction:</b>	Concrete Block Stucco
<b>Exterior:</b>	Balcony
<b>Fencing:</b>	Fenced
<b>Flooring:</b>	Marble Floors, Hardwood Floors
<b>General:</b>	Elevator(s), Pets Allowed, Housing for Older Persons
<b>Heat/Cool:</b>	Central Air Conditioning, Central Heat, Electric Heating
<b>Inclusions:</b>	Electric Range and Oven, Microwave Oven, Disposal, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer
<b>Interior:</b>	Breakfast Bar, Ceiling Fan(s), Intercom System, Security Features, Built-in Desk
<b>Parking:</b>	3 or More Parking Places, Assigned Parking, Attached Parking, Guest Parking, Automatic Garage Door
<b>Recreation:</b>	Swimming Pool, Heated Pool, Spa
<b>Rooms:</b>	Formal Dining Room, Breakfast Area, Master Bedroom on Main Floor, Master Bedroom Upstairs, Den, Foyer, Utility Room
<b>Scenery:</b>	Lagoon View, Clubhouse View, Golf Course View
<b>Style:</b>	C+c60loop Condominium

