

# INES FLAX

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





**Price: \$1,895,000**

**MLS Number: A11961576**

**Single Family**

**3719 Sheridan Ave, Miami Beach, Florida 33140 USA**

**Beds: 3**

**Baths: 2**

**Living Area: 1,450**

**Lot Square Feet: 6,700**

**HOA Fees:**

**Year Built: 1930**

**Community: ORCHARD SUB 2 & 3**

**Subdivision: ORCHARD SUB 2 & 3**

**Elementary School: North Beach**

**Junior High: Nautilus**

**High School: Miami Beach**

## ABOUT THIS PROPERTY

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Welcome to La Villa Rozio a 1930-built single-family home offering 3 bedrooms and 2 bathrooms with over 1,500 SF generously sized primary suite with walk-in closet and large primary bath. The Large lot invites the possibility for a po blocks from 41st Street, shopping, dining, the beach, houses of worship, top-rated schools, and major medical facilities for developers and investors looking to capitalize on ongoing area redevelopment and strong appreciation. Oversize area.

PROPERTY  
LOCATION

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Image

