



Price: \$1,200,000		MLS Number: A12034176		Single Family	
226 FLUVIA AVE, Coral Gables, Florida 33134 USA					
Beds: 3		Baths: 2		Living Area: 1,828	
Lot Square Feet: 7,185		HOA Fees:		Year Built: 1946	
Lot Dimensions: 7185		Community: COCONUT GROVE SEC 1-CORAL			
Subdivision: COCONUT GROVE SEC 1-CORAL					

ABOUT THIS PROPERTY

Welcome to 226 Fluvia Ave in Coral Gables! Nestled in a beautiful tree-lined street in one of the best locations in Coral Gables, this three bedroom 2 bath home has a vaulted ceiling, new kitchen with stainless steel appliances, gleaming granite countertops, impact windows, and a generous size fenced-in backyard perfect for entertaining or enjoying our beautiful South Florida weather. The large primary bedroom has a spacious closet with plenty of storage. Many other amazing details include a one car garage, circular driveway and fireplace. Centrally located and walking distance to world class restaurants, art galleries, shopping, entertainment, A-rated schools, airport, sports complexes and beaches. Needs some renovations. Approved architectural plans available. Please contact realtor for private showings.

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