



**Price:** \$269,000

**MLS Number:** A11912345

**Condo / Town Home**

**3551 NE 169th St Unit 306, North Miami Beach, Florida 33160 USA**

**Beds:** 2

**Baths:** 2

**Living Area:** 1,110

**Unit:** 306

**HOA Fees:** \$753

**Waterfront:** YES

**Year Built:** 1969

**Community:** EDEN ISLES CONDO PART 1

**Subdivision:** EDEN ISLES CONDO PART 1

**Elementary School:** Ojus

**Junior High:** Highland Oaks

**High School:** Alonzo and Tracy Mourning Sr.

## ABOUT THIS PROPERTY

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This spacious two-bedroom, two-bathroom condo offers a canal view and a deeded 26-foot dock. Perfect for updating and personalizing to your taste. Spacious kitchen. The master bedroom has a walk-in closet. The building has recently undergone a comprehensive 50-year inspection, which included a new roof, balcony restoration, elevator upgrades, a renovated parking lot, and a refreshed seawall. The clubhouse offers a pool, gym, sauna, and library. The Homeowners Association (HOA) fee covers water, cable, trash, and internet. This is a 55+ community, and rentals are not permitted during the first year. The condo is conveniently located just a short walk from the beach, restaurants, shopping, and grocery stores. Residents can also take advantage of the city's free trolley service.

# PROPERTY LOCATION

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Image

