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|------------------------------------------|---------------------------------------|--------------------|
| Price: \$950,000                         | MLS Number: A12047488                 | Single Family      |
| 9840 SW 3rd St, Miami, Florida 33174 USA |                                       |                    |
| Beds: 4                                  | Baths: 2                              | Living Area: 1,959 |
| Lot Square Feet: 7,573                   | HOA Fees:                             | Year Built: 1980   |
| Community: WEST GARDEN SUB 1ST ADDN      | Subdivision: WEST GARDEN SUB 1ST ADDN |                    |

## ABOUT THIS PROPERTY

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Discover the perfect blend of comfort, style, and convenience in this beautifully maintained 4-bedroom, 2-bath home in Miami's desirable suburbs. Designed for both everyday living and entertaining, this home features hurricane-impact windows, a durable tile roof, and a spacious 1-car garage. Step outside to your own private backyard retreat, complete with a spa and surrounded by premium travertine pavers that are naturally slip-resistant and remain cool underfoot—even on the hottest days. The covered open lanai provides the ideal space for outdoor dining, relaxing, or hosting family and friends, while the fully fenced yard offers privacy and room for pets or play. Inside, you'll appreciate the peace of mind provided by the HVAC system and the functional floor plan that offers comfortable living for families of all sizes. The location is hard to beat—just 2.3 miles from Miami International University, 2.4 miles from SR-826 (Palmetto Expressway), 2.6 miles from SR-836 (Dolphin Expressway), 3.1 miles from the Florida Turnpike, and only 8.5 miles from Miami International Airport. Whether you're commuting or traveling, everything you need is just minutes away. Don't miss this exceptional opportunity to own a move-in-ready home in Miami's most convenient locations.

