



**\$2,100,000**

## **1755 SW 23 AVE MIAMI FL 33145**

<https://miamirealestateinc.com>

Great investment opportunity in this beautiful beach house vibes in this double lot Shenandoah home with prime location to downtown, South Beach, Gables, Grove and Miami. Lots of natural light from impact windows throughout the home and guest house. Can be used as an investment or for the double lot. Original wood floors in main [...]

- 3 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 1992 sq ft

### **Basics**

**Bathrooms Full:** 4

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Year built:** 1955

**Lot Size Units:** Square Feet

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 1992 sq ft



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## Location Details

**County Or Parish:** Miami-Dade County

**Zoning Description:** 0100

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## Property details

**Total Building Area:** 2530

**Direction Faces:** East

**Subdivision Name:** WM LEHMANS SUB DB 340-142

**Lot Size Square Feet:** 10500

**Parcel Number:** 01-41-10-022-0130

**Possession:** Closing & Funding

**Lot Size Area:** 10500

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## Property Features

**Community Features:** Other

**Interior Features:** Bedroom on Main Level,Breakfast Area,Eat-in Kitchen,Living/Dining Room,Main Level Primary

**Pool Features:** Heated,Pool

**Lot Features:** < 1/4 Acre

**Parking Features:** Driveway

**Appliances:** Other

**Architectural Style:** Detached,One Story

**Construction Materials:** Block

**Cooling:** Central Air

**Cooling Y/N:** 1

**Flooring:** Tile,Wood

**Heating:** Central

**Heating Y/N:** 1

**Pets Allowed:** No Pet Restrictions,Yes

**Sewer:** Other

**View:** Garden

**Roof:** Other

**Water Source:** Other

**Stories:** 1

**Utilities:** Cable Available

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## Miscellaneous



**Public Survey Township:** 1

**Public  
Survey  
Section:** 10

**Syndication Remarks:** Great as an investment lot and location. Lush gardens, pool, spa, impact w/d, wood floors, updated baths, high ceilings, lots of charm and character!

**Year Built  
Details:**  
Resale

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11359598>

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## Fees & Taxes

**Tax Annual Amount:** 9976

**Tax Year:**  
2022

**Tax Legal Description:** WM LEHMANS SUB DB 340-142 LOT 15 & BEG AT SW COR LOT 15 RUN W20FT N150FT E20FT S150FT TO POB LOT SIZE 70.000 X 150 OR 19395-2285 11 2000 1

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## Courtesy of

**Office Name:** BHHS EWM Realty

