



A11607027 © Miami MLS® 2024

**\$5,250,000**

## **7635 SW 72ND AVE**

<https://miamirealestateinc.com>

35 54 40 .515 AC M/L SUNSET ADDN PB 45-76 W1/2 OF LOT 2 BLK 5 Welcome to Residence 7635, where contemporary elegance meets natural allure in Glenvar Heights! This 6,574 Total SF, 6 BD/7 BA new build sits on a lush half-acre. Beyond the gated entrance, expansive interiors seamlessly merge w/ the outdoor oasis. [...]

- 6 beds
- 7 baths
- SingleFamilyResidence
- Residential
- Active
- 5005 sq ft

---

## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 7 baths

**Floors:** 2 floors

**Lot size:** 22433, 22433 sq ft

**View:** Garden,Pool

**County:** Miami-Dade

**Type:** SingleFamilyResidence

**Bedrooms:** 6 beds

**Half baths:** 0 half baths

**Area:** 5005 sq ft

**Year built:** 2024

**Subdivision Name:** SUNSET ADDN

## Building Details

**Water Source:** Public

**Lot Features:** SprinklerSystem

**Construction Materials:** Block

**Garage Spaces:** 2

**Floor covering:** Tile

**Architectural Style:** TwoStory

**Sewer:** SepticTank

**Covered Spaces:** 2

**Levels:** Two

### Amenities & Features

**Pool Features:**

Gunite,Heated,InGround,OutsideBathAccess,PoolEquipment,Pool,PoolSpaCombo

**Patio & Porch Features:** Balcony,Open,Patio

**Roof:** Concrete

**Window Features:** ImpactGlass

**Exterior Features:**

Balcony,Barbecue,Fence,Lighting,OutdoorGrill,Patio,SecurityHighImpactDoors

**Heating:** Central

**Laundry Features:** LaundryTub

**Parking Features:** Attached,CircularDriveway,Covered,Garage,GolfCartGarage,GarageDoorOpener

**Accessibility Features:** AccessibleElevatorInstalled

**Utilities:** CableAvailable

**Cooling:** CentralAir

**Furnished:** Unfurnished

**Interior Features:**

WetBar,BedroomOnMainLevel,DualSinks,EatInKitchen,FirstFloorEntry,KitchenIsland,LivingDiningRoom,Pantry,SeparateShower,UpperLevelPrimary,WalkInClosets,Elevator

**Appliances:** SomeGasAppliances,BuiltInOven,Dryer,Dishwasher,ElectricWaterHeater,Disposal,GasRange,Microwave,Refrigerator,Washer

## Nearby Schools

**Middle Or Junior School:** South Miami

**High School:** South Miami

**Elementary School:** Ludlam

## Expenses, Fees & Taxes

**Tax Annual Amount:** \$12,015

**Tax Year:** 2023



---

## Miscellaneous

**Association Fee Frequency:** Monthly **List Office Name:** One Sotheby's International Realty

**Listing Terms:** Cash,Conventional **Community Features:** StreetLights

**Direction Faces:** West

