

**Tony Campo**  
 Cell: 786-344-9992  
 MyRealtyServices@gmail.com  
 Invest in a Realtor that you can Trust!



**Listing**



**Residential Income**  
[6915 NW 6th Ct](#)  
 MIAMI, FL 33150-3805  
**ML#:** A10478644  
**Rng Price:**  
**LLP:**  
**Short Sale:** No  
**Listing Brkr:** [JULS01 /Julies Realty, LLC](#)  
**County:** Miami-Dade County  
**Area:** 31  
**Geo Area:**  
**Legal:** ≈7TH AVE HIGHLANDS PB 14-13 LOT 18 & N10FT OF LOT 19 BLK 6  
 LOT SIZE 50.000 X 100 OR 17936-3113 0198 1  
**Total Units:**  
**SqFt (Liv):** ≈1,500  
**SqFt (Adj):** ≈1,560  
**Bld Ar/Src:**  
**Year Built:** 1965/Resale  
**Virtual Tour:** [Click Here](#)

**List Price:** \$185,300  
**Sold Price:** \$192,000  
**Status:** [Closed Sale](#)  
**REO:** Yes

**# Stories:** 0.0  
**Tot SqFt:** ≈1,740

**Folio#:** ≈[0131130240890](#)  
**Municipal Code:** 1  
**Subdivision #:** 24  
**Model Name:**  
**Subdivision:** ≈7TH AVENUE HIGHLANDS

**Location Information**  
**Parcel #:** 0890  
**Town/Range:** 31  
**Map Coord:**  
**Section:** 13  
**Zoning:** ≈5700

**Development:**

**Type Property:** Duplex  
**Style:** I02-Duplex  
**Style 2:** Detached  
**Appr Lot Size:**  
**Lot Desc:** Less Than 1/4 Acre Lot  
**Waterfront:** No  
**Water Access:**  
**Water Frontage:**  
**Spa:**  
**Construction:** CBS Construction  
**Roof Desc:** Other Roof  
**Floor:** Carpeted Floors, Terrazzo Floors, Tile Floors  
**Boat Services:**

**Co Lnd Code:**  
**Auction:** No  
**Pool:** No  
**SS Addend:**

**Remarks:** Great Duplex in the Heart of Miami. Both Sides Feature 2 Bedrooms/1 Bathroom With Tons of Parking in Front. Units Also Feature Tile, Terrazzo, and Carpet Flooring Through Out. Property Does Need Some TLC, but With Your Personal Touches, Could Be a Great Home! Location Offers Easy Access to All Major Roadways, Shopping, Schools, Restaurants, Houses of Worship and Much More! Just Blocks from the Up and Coming Wynwood and Midtown Area! Don't Miss This One!

**Driving Directions:** NW 7 Avenue to NW 69 Street. East on NW 69 Street to NW 6th Court. North on NW 6th Court to Property.

**Broker Remarks:** Please Submit All Offers Thru Homepath.com. All required Attachments Can be Found on Homepath.com under Real Estate Agents Tab.

**Units**

#	HR	Eff	BD	FB	HB	SF	MoInc	Fur	Lse End	Rooms	Prkg	#Unit
1	No	No	2	1	0		\$0		Vacant		Open Prkg	1
<b>Equipment:</b>												
2	No	No	2	1	0		\$0		Vacant		Open Prkg	1
<b>Equipment:</b>												

**Additional Information**  
**Gas:**  
**Rent Includes:** None  
**Window Treat:**  
**Exterior Feat:**  
**Heating:** Other  
**Cooling:** Other  
**Sprinkler:**  
**Water:**  
**Storm Protect:**  
**ADA Compliant:**  
**Green Energy:**

**Sep Mtr:** No  
**Cable:** No  
**# Prk:** 0  
**Ceil Fan:**  
**Sewer:** Municipal Sewer

**Financial Information**  
**Assumable:**  
**Total Mortg:**  
**Type of Assoc:** None  
**Assoc Fee:**  
**Tax Amount:** \$2,256  
**Tax Info:** Tax Reflects No Exemptions  
**Special Info:**

**\$/SOH Value:**  
**Terms:** All Cash, FHA 203K  
**Assoc Fee Pd:**  
**Tax Year:** 2017

**Assessed \$:**  
**Flood Zone:** ≈AH  
**Owner Agent:** No

**Possession Info:** Funding  
**Info Available:** None  
**Bonus:**  
**Hardship Pkg:**

**Spec Assess:**

**Mult Offers :**

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**Income/Expense Information**

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<b>Gross Rent Inc:</b>	<b>Annual NOI:</b>	<b>Annual Tot Exp:</b>	
<b>Expenses Include</b>			
<b>RE Tax:</b>	<b>Water/Sewer:</b>	<b>Insurance:</b>	<b>Mgmt:</b>
<b>PP Tax:</b>	<b>Electric:</b>	<b>Trash:</b>	<b>Acct/Legal:</b>
<b>Adv/Lic/Prm:</b>	<b>Janitor:</b>	<b>Pool Svc:</b>	<b>Lawn Maint:</b>
<b>Extermin:</b>	<b>Maint/Repair:</b>	<b>Replace Resrv:</b>	<b>Gas/Oil:</b>
<b>Supplies:</b>	<b>Miscellaneous:</b>		

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**Agent/Office Information**

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<b>Office:</b>	<a href="#">JULS01 /Julies Realty, LLC</a>	<b>Agent Ph:</b>	305-340-1857
<b>Agent:</b>	<a href="#">3015768 /Yuliya Sidorevskaya</a>	<b>Agt Ph 2:</b>	305-340-1857
<b>Ofc Addr:</b>	1700 Kennedy Causeway North Bay Village, FL 33141	<b>Office Fax:</b>	786-517-2960
<b>Agent Email:</b>	<a href="mailto:julie@juliesrealty.net">julie@juliesrealty.net</a>	<b>Agent License:</b>	3015768
<b>Office Ph:</b>	305-751-6400		
<b>CoAgt Email:</b>			
<b>Owner Name:</b>		<b>Own Phone:</b>	
<b>Buy Agt Comp:</b>	3.0%	<b>NonRep Comp:</b>	3.0%
<b>VAR Dual Rt:</b>	No	<b>AVM:</b>	No
<b>Addr on Inet:</b>	Yes	<b>Contingencies:</b>	3rd Party Approval
<b>Photo Instr:</b>	Realtor to Upload Images 1-35		
<b>List Type:</b>	Exclusive Agency	<b>Joint Agcy:</b>	
<b>Show Instr:</b>	Showing Assist	<b>Occupancy:</b>	Vacant
<b>List Date:</b>	05/30/2018	<b>Prev LP:</b>	
<b>Expire Date:</b>		<b>Orig LP:</b>	\$185,300
<b>Pending Dt:</b>	06/12/2018	<b>Internet:</b>	Yes
<b>Closing Dt:</b>	08/31/2018	<b>Withdrn Dt:</b>	
<b>Intrnt URL:</b>			
<b>Intrnt Rmrks:</b>	Great Duplex in the Heart of Miami. Both Sides Feature 2 Bedrooms/1 Bathroom With Tons of Parking in Front.		
<b>Board:</b>	A-Miami Association of REALTORS		

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**Sold Information**

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<b>Selling Office:</b>	<a href="#">MRSI01 /My Realty Services Inc</a>	<b>Selling Office Phone:</b>	786-344-9992
<b>Selling Agent:</b>	<a href="#">0613540 /James Campo</a>	<b>Selling Agent Phone:</b>	786-344-9992
<b>Selling Agt Lic:</b>	0613540	<b>Sale Price:</b>	\$192,000
<b>Sell \$ Per SqFt:</b>	\$128.00	<b>Sell \$ Per Acre:</b>	
<b>Sold Finance:</b>	Other Terms See Remarks		
<b>Seller Contrb:</b>	Yes/\$2,200		

Prepared By: James Anthony Campo

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