



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



 Listing



**Residential Rental**  
[13841 SW 71st Ln](#)  
 MIAMI, FL 33183-2133  
**ML#:** A10618133 **List Price:** \$2,950/M  
**Status:** [Rented](#)  
**Listing Brkr:** [MRSI01 / My Realty Services Inc](#)  
**County:** Miami-Dade County  
**Area:** 49  
**Geo Area:**  
**Legal:** ✕KENDALE LAKES NORTH SEC 4 PB 95-3 LOT 16 BLK 21 & PROP INT IN & TO LAKE LOT SIZE 85.000 X 120 OR 14552-1729 0590 1  
**Bedrooms:** 3 **Baths:** 2/0  
**Convert Bed:**  
**SqFt (Liv):** ✕2,336 **Efficiency:**  
**Virtual Tour:** [Click Here](#) **Year Built:** 1976/Resale

**Furnished Info:** Unfurnished

<b>Furn Annual Rent:</b>		<b>Furn Season Rent:</b>		<b>Furn Off Sea Rent:</b>	
<b>UnFurn Annual Rent:</b>		<b>UnFurn Season Rent:</b>		<b>UnFurn Off Sea Rent:</b>	
<b>Jan:</b>	<b>Feb:</b>	<b>Mar:</b>	<b>Apr:</b>	<b>May:</b>	<b>Jun:</b>
<b>Jul:</b>	<b>Aug:</b>	<b>Sep:</b>	<b>Oct:</b>	<b>Nov:</b>	<b>Dec:</b>
Recent: <b>04/10/2019 : RENTED : PS-&gt;R</b>					

**Location Information**

<b>Folio#:</b> ✕ <a href="#">3049270060240</a>	<b>Parcel #:</b> 0240	<b>Section:</b> 27
<b>Municipal Code:</b> 30	<b>Town/Range:</b> 49	<b>Zoning:</b> ✕0100
<b>Subdivision #:</b> 6	<b>Map Coord:</b>	<b>Model Name:</b> LAKEFONT HOME
<b>Subdivision:</b> ✕KENDALE LAKES NORTH SEC 4	<b>Development:</b> KENDALE LAKES NORTH	
<b>Elementary:</b> Bent Tree	<b>Middle:</b> Mcmillan; H.D.	
<b>High:</b> Miami Sunset		
<b>Neighborhood:</b>		

**General Information**

<b>Type Property:</b> Single	<b>Front Exposure:</b> South	<b>HOPA:</b> Unverified
<b># Stories:</b> 1.0	<b>Unit Floor Loc:</b> 1	<b>Bal/Porch/Pat:</b>
<b>Style:</b> R60-Single Family-Annual		<b>Avail Date:</b> 04/10/2019
<b>Garage:</b> 2/Attached		<b>Carport:</b>
<b>Lot SF:</b> ✕10,200	<b>Appr Lot Size:</b>	<b>For Sale:</b> No
<b>For Sale MLS#:</b>		
<b>Bed Description:</b> Entry Level		
<b>Subdivision Info:</b> No Subdiv/Park Info		
<b>Parking Desc:</b> Circular Drive		
<b>Parking Restr:</b>		
<b>Lot Desc:</b> Less Than 1/4 Acre Lot	<b>View:</b> Garden View, Lake	
<b>Waterfront:</b> Yes/Lake Front	<b>Spa:</b> No	
<b>Water Access:</b> Private Dock		
<b>Water Frontage:</b> 50		
<b>Pool Dim:</b> 15x30		
<b>Pool:</b> Yes/Below Ground Pool		
<b>Design/Desc:</b> Ranch		
<b>Construction:</b> CBS Construction		
<b>Roof Desc:</b> Barrel Roof		
<b>Floor:</b> Tile Floors		
<b>Dining:</b> Breakfast Area, Eat-In Kitchen, Formal Dining		
<b>Boat Services:</b>		

**Remarks**

**Remarks:** \*\*\* OCCUPIED UNTIL 4/9/2019 \*\*\* WONDERFUL LAKEFRONT W/CUSTOM POOL/PATIO. 2-CAR GAR & CIRCULAR BRICK-PAVER DRIVEWAY W/PLENTY OF SPACE TO PARK. FOYER ENTERS THE LARGE LIVING/FAMILY AREA OVERLOOKING THE ENCLOSED COVERED TERR, POOL AND LAKE W/LARGE BAY WINDOWS. THE KITCHEN IS SPACIOUS W/LOTS OF STORAGE CABINETS & EAT-IN COUNTER TOPS. FORMAL DINING ROOM HAS THE VIEWS TOO. THE BEDROOMS ARE EXTRA LARGE & HAVE CUSTOM CLOSETS. THE MASTER FACES THE LAKE & POOL. MB W/SEP SHOWER/TUB AREAS. NEW DECK OVER THE LAKE IS AWESOME. THE CUSTOM POOL HAS DARK COLORED WALLS & FLOORS GIVING IT AN UPSCALE LOOK. THE MAINTENANCE OF THE POOL, LAWN & GENERATOR ARE INCLUDED IN THE RENT. THIS IS A \$300/M VALUE. THE DEDICATED GENERATOR POWERS THE ENTIRE HOME DURING POWER LOSS. ACCORDIAN HURRICANE SHUTTERS.

**Driving Directions:** TAKE SUNSET (72 ST) TO 138 CT, HEAD NORTH TO 71 LN, HEAD WEST TO FIND PROPERTY ON LAKE.

**Broker Remarks:** NO EVICTION HISTORY. MUST USE ATTACHED APPLICATION WITH OFFER. NO EXCEPTIONS. \*\*\*SAME DAY SHOWINGS ARE NOT PERMITTED \*\*\* unless you have made special arrangements with me. THERE ARE THREE BIG DOGS IN THE HOME. If you did make an appointment the day before, and the occupants are not home, the dogs will be in the garage and it will be safe to enter. PLEASE KNOCK BEFORE YOU USE THE SUPRA LOCKBOX.

**Office Remarks:** WONDERFUL LAKEFRONT W/CUSTOM POOL/PATIO. 2-CAR GAR & CIRCULAR BRICK-PAVER DRIVEWAY W/PLENTY OF SPACE TO PARK. FOYER ENTERS THE LARGE LIVING/FAMILY AREA OVERLOOKING THE ENCLOSED COVERED TERR, POOL

**Additional Information**

**Pets:** Yes **Cable:** Yes **# Int Lvl:**  
**Pet Rstr:** Restrictions Or Possible Restrictions  
**Interior Feat:** Built-Ins, Foyer Entry, Walk-In Closets  
**Security Info:** Burglar Alarm  
**Equip/App'l:** Automatic Garage Door Opener, Bottled Gas, Dishwasher, Disposal, Dryer, Electric Water Heater, Icemaker, Microwave, Gas Range, Refrigerator, Washer  
**Exterior Feat:** Deck, Fence, Exterior Lighting, Hurricane Shutters  
**Amenities:**  
**Miscellaneous:** Automatic Garage Door Opener, Electric Water Heater, Lawn/Pool Maintenance  
**Rent Restrict:**  
**Window Treat:** Blinds/Shades  
**Add'l Rooms:** Family Room  
**Owner Agent:** No  
**Bonus:** No  
**Equestrian:**  
**Storm Protect:** Complete Accordion Shutters, Whole House Permanent Generator  
**ADA Compliant:**  
**Green Energy:**  
**PACE:**

### Rental Information

<b>Min Lse Period:</b>	365	<b># Leases/Year:</b>	1	<b>App Fee:</b>	\$100
<b>Move In Cost:</b>	\$8,850	<b>Renewable:</b>	Yes	<b>Add Mov Cost:</b>	
<b>Approval:</b>	Tenant Pays Screening/App'l Fees				
<b>Lse Term/Info:</b>	1 Year With Renewal Option				
<b>Rent Pay Incl:</b>	Pool Maintenance, Yard Maintenance				
<b>Rent Dep Incl:</b>	First Month's Rent, Security Deposit				
<b>Heat:</b>	Central Heat				
<b>Cooling:</b>	Central Cooling				
<b>Sewer:</b>	Sewer	<b>Water:</b>	Municipal Water, Well Water		
<b>Flood Zone:</b>	xAH,AE,X				
<b>Mgmt Company:</b>					
<b>Mgmt Phone:</b>					

### Agent/Office Information

<b>Office:</b>	<a href="#">MRSI01 /My Realty Services Inc</a>	<b>Agent Ph:</b>	786-344-9992
<b>Agent:</b>	<a href="#">0613540 /James Anthony Campo</a>	<b>Agent Fax:</b>	786-427-1370
<b>Ofc Addr:</b>	9760 W. Calusa Club Dr. Miami, FL 33186	<b>Agt Ph 2:</b>	
<b>Board:</b>	A-Miami Association of REALTORS	<b>Agent Email:</b>	<a href="mailto:Info@TonyCampo.com">Info@TonyCampo.com</a>
<b>Office Ph:</b>	786-344-9992	<b>Agent License:</b>	0613540
<b>Owner Name:</b>		<b>Own Phone:</b>	
<b>Buy Agt Comp:</b>	4.166%	<b>Trans Brk Comp:</b>	4.166%
<b>VAR Dual Rt:</b>	No	<b>AVM:</b>	No
<b>Addr on Inet:</b>	Yes	<b>Contingencies:</b>	No Contingencies
<b>Photo Instr:</b>	Realtor to Upload Images 1-35	<b>Joint Agcy:</b>	
<b>List Type:</b>	Exclusive Right to Sell/Rent	<b>Occupancy:</b>	Tenant Occupied
<b>Show Instr:</b>	Lockbox-Call List Agent, Showing Assist	<b>Prev LP:</b>	
<b>List Date:</b>	02/13/2019	<b>Stat Change Dt:</b>	04/10/2019
<b>Expire Date:</b>	08/13/2019	<b>DOM:</b>	17
<b>Pending Dt:</b>	03/02/2019	<b>Expct Clse Dt:</b>	04/10/2019
<b>Closing Dt:</b>	04/10/2019	<b>Withdrn Dt:</b>	
<b>Intrnt URL:</b>	MiamiTrust.com		
<b>Intrnt Rmrks:</b>	WONDERFUL LAKEFRONT W/CUSTOM POOL/PATIO. 2-CAR GAR & CIRCULAR BRICK-PAVER DRIVEWAY W/PLENTY OF SPACE. FOYER ENTERS THE LARGE LIVING/FAMILY AREA		
<b>Renew Comm:</b>	None/Non-Applicable		

### Sold Information

<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 Anthony Campo</a>	<b>Selling Agent Phone:</b>	786-344-9992
<b>Selling Agt Lic:</b>	0613540	<b>Sale Price:</b>	\$2,950
<b>Sell \$ Per SqFt:</b>	\$1.26	<b>Sell \$ Per Acre:</b>	
<b>Sold Finance:</b>			
<b>Seller Contrb:</b>			

Prepared By: JamesAnthony Campo

Date Printed: 04/10/2019 04:37 PM

**\* Flood Insurance is Required \***

**Information is Believed To Be Accurate But Not Guaranteed. Copyright SouthEast Florida MLS. © 2019**