

**Residential Income**[1776 Normandy Dr](#)

MIAMI BEACH, FL 33141-4748

**ML#:** A10590175**List Price:** \$818,000**Status:** Active**Short Sale:** No**REO:** No**County:** Miami-Dade County**Area:** 32**Geo Area:****Total Units:** 4**# Stories:** 2.0**SqFt (Liv):** ≈2,511**Tot SqFt:** ≈2,511**SqFt (Adj):** ≈2,511**Bld Ar/Src:****Year Built:** 1946/Resale**Virtual Tour:** [Click Here](#)**Location Information****Folio#:** ≈0232100170050**Parcel #:** 0050**Municipal Code:** 2**Town/Range:** 32**Section:** 10**Subdivision #:** 17**Map Coord:****Zoning:** ≈3900**Model Name:** 4 plex**Subdivision:** ≈ISLE OF NORMANDY MIAMI VI**Development:** 2 story**General Information****Type Property:** Fourplex**Co Lnd Code:****Style:** I04-Fourplex**Style 2:** Detached, Stairs**Appr Lot Size:** 6250**Auction:** No**Lot Desc:** Less Than 1/4 Acre Lot, Flood Zone Lot**Waterfront:** No**Water Access:****Water Frontage:****Spa:****Pool:** No**Construction:** Concrete Block Construction**Roof Desc:** Shingle Roof**Floor:** Tile Floors, Wood Floors**Remarks**

**Remarks:** Gorgeous, beautifully updated two story 4-plex adjacent to the Normandy Park and Pool. 4 units, each 1 bed/1 bath with multiple built-in closets. Updated kitchens. 4 off-street parking spaces. New Impact Windows and Doors. Central Air. Long term tenants.

**SupRemarks:**

**Driving Directions:** N/S on Collins. West on 71st St (which turns into Normandy Dr after the Normandy Fountain), to 1776 Normandy Dr after the Normandy Pool on south side of the street.

**Units**

#	HR	Eff	BD	FB	HB	SF	MoInc	Fur	Lse End	Rooms	Prkg	#Unit
1	No	No	1	1	0	\$1,250	Unfurn	Month to Month	Kitchen	Space		4

**Equipment:** Air Conditioning Unit, Circuit Breaker, Dishwasher, Microwave, Range, Refrigerator, Smoke Detector, Window Coverings Included

**Additional Information****Gas:****Sep Mtr:** Yes**Cable:** Yes**# Prk:** 4**Rent Includes:** Lawn Care, Pest Control, Sewer, Trash Removal, Water**Window Treat:** Blinds/Shades, High Impact Windows, Impact Glass**Ceil Fan:****Exterior Feat:** High Impact Doors, Exterior Lights**Heating:** Central Heat, Electric Heat**Cooling:** Ceiling Fans, Central Cooling, Electric Cooling**Sprinkler:****Water:** Municipal Water**Sewer:** Municipal Sewer**Green Energy:****Financial Information****Assumable:****\$/SOH Value:****Assessed \$:****Total Mortg:****Terms:** All Cash, Conventional**Type of Assoc:** None**Flood Zone:** ≈AE**Assoc Fee:****Assoc Fee Pd:****Tax Amount:** \$7,132**Tax Year:** 2018**Owner Agent:** Yes**Tax Info:** Tax Reflects No Exemptions**Special Info:** As Is, Flood Zone**Possession Info:** Funding

**Info Available:** Rent Rolls, Existing Survey

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**Income/Expense Information**

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**Gross Rent Inc:** \$5,000

**Annual NOI:**

**Annual Tot Exp:**

**Expenses Include**

**RE Tax:**

**PP Tax:**

**Adv/Lic/Prm:**

**Extermin:**

**Supplies:**

**Water/Sewer:**

**Electric:**

**Janitor:**

**Maint/Repair:**

**Miscellaneous:**

**Insurance:**

**Trash:**

**Pool Svc:**

**Replace Resrv:**

**Mgmt:**

**Acct/Legal:**

**Lawn Maint:**

**Gas/Oil:**

Prepared By: Cristina Cabrera

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

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