



**\$750,000**

## **3963 WASHINGTON AVE, MIAMI, FL, 33133**

<https://igorpresman.com>

T3-O COCONUT GROVE 3,500 SF 50' x 70' lot with frontage both on Grand and Washington Ave. In an OPPORTUNITY ZONE with ability to build DUPLEX BY RIGHT. Historic shotgun home currently situated on the property which has a ~5yr old shingle roof and impact windows. Less than 1/2 mile from Douglas Road Station. Not [...]

- 2 beds
- 1 bath
- Residential
- Single Family Residence
- Active
- 546 sq ft



## **Building Details**

**Cooling features:** Wall/Window Unit(s)

**NewConstructionYN:** No

**Exterior material:** Wood Siding

**Heating:** Window/Wall

**ArchitecturalStyle:** Attached, One Story

**Building Name:** ST ALBANS PARK

**Roof:** Shingle

**Parking:** On-street





# Amenities & Features

<b>Features:</b> First Floor Entry, Other	<b>Amenities:</b> Electric Range, Refrigerator
<b>CommunityFeatures:</b> None	<b>WindowFeatures:</b> Complete Impact Glass, Impact Glass
<b>Waterfront available:</b> No	<b>GarageYN:</b> No
<b>AttachedGarageYN:</b> No	<b>CoolingYN:</b> Yes
<b>PoolPrivateYN:</b> No	<b>FireplaceYN:</b> No

