

**\$1,190,000**

**13801 S Biscayne River Rd**

**Beds: 3**  
**Baths: 3**  
**Living Area: 2,119 sqft**  
**Neighborhood: North Miami**

**YOUR AGENT**



**Brian Paran**

**Phone: +1 (305) 684-8999**  
**Email: brian@home61.com**

**AMENITIES**

|                         |   |                       |   |
|-------------------------|---|-----------------------|---|
| <b>Air Conditioning</b> | - | <b>Canal</b>          | ✓ |
| <b>Central Heat</b>     | ✓ | <b>Pool</b>           | ✓ |
| <b>Refrigerator</b>     | ✓ | <b>Fence</b>          | ✓ |
| <b>Dishwasher</b>       | ✓ | <b>Garage</b>         | ✓ |
| <b>Washer</b>           | ✓ | <b>Barbeque</b>       | ✓ |
| <b>Walk-In Closets</b>  | - | <b>Impact Windows</b> | ✓ |

**KEY FEATURES**

|                       |                   |                        |                    |
|-----------------------|-------------------|------------------------|--------------------|
| <b>Living area:</b>   | <b>2,119 sqft</b> | <b>Days on market:</b> | <b>3 days</b>      |
| <b>Lot size:</b>      | <b>N/A</b>        | <b>Type:</b>           | <b>house</b>       |
| <b>Tax:</b>           | <b>\$ 8,417</b>   | <b>Year Built:</b>     | <b>1953</b>        |
| <b>\$/sqft:</b>       | <b>\$ 562</b>     | <b>Neighborhood:</b>   | <b>North Miami</b> |
| <b>Half Bath/WC:</b>  | <b>-</b>          | <b>Zip Code:</b>       | <b>33161</b>       |
| <b>Parking Space:</b> | <b>2</b>          | <b>Ref./MLS ID:</b>    | <b>A11711941</b>   |

**MY NOTES**