



**\$634,000**

## **12806 91ST CT, MIAMI, FL, 33176**

<https://ritterproperties.com>

Rarely available location at The Falls Townhouses community! This spacious 3 bedroom, 2.5 bath residence offers a spacious layout perfect for everyday comfort and entertaining. Enjoy your outdoor space with the charm of a sweet front porch area, ideal for morning coffee or evening relaxation and a large private yard perfect for gatherings. Ideally located [...]

- 3 beds
- 2 baths
- Residential
- Townhouse
- Active
- 1548 sq ft

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## **Basics**



**Date added:** Added 2 months ago

**Type:** Residential

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 0 sq ft

**ListOfficeName:** Through The Years Realty, Inc.

**ListAOR:** Miami Association of REALTORS®

**MLS ID:** A11942959

**Category:** Townhouse

**Status:** Active

**Bathrooms:** 2 baths

**Area:** 1548 sq ft

**SubdivisionName:** BRIAR BAY TOWNHOUSE  
ESTAT

**View:** Garden View

**EntryLevel:** 1

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## Building Details

**Cooling features:** Central Air

**NewConstructionYN:** No

**Heating:** Central

**Parking:** 2 Or More Spaces, Guest, No Rv/Boats, No  
Trucks/Trailers

**Year built:** 1982

**Building Name:** Falls Townhouses

**Exterior material:** Concrete Block  
Construction

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## Amenities & Features

**Features:** First Floor Entry, Other, Pantry, Utility  
Room/Laundry

**Amenities:** Dishwasher, Dryer, Electric Range, Refrigerator,  
Washer

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** No Security

**ExteriorFeatures:** West Of Us1

**GarageYN:** No

**CoolingYN:** Yes

**FireplaceYN:** No

