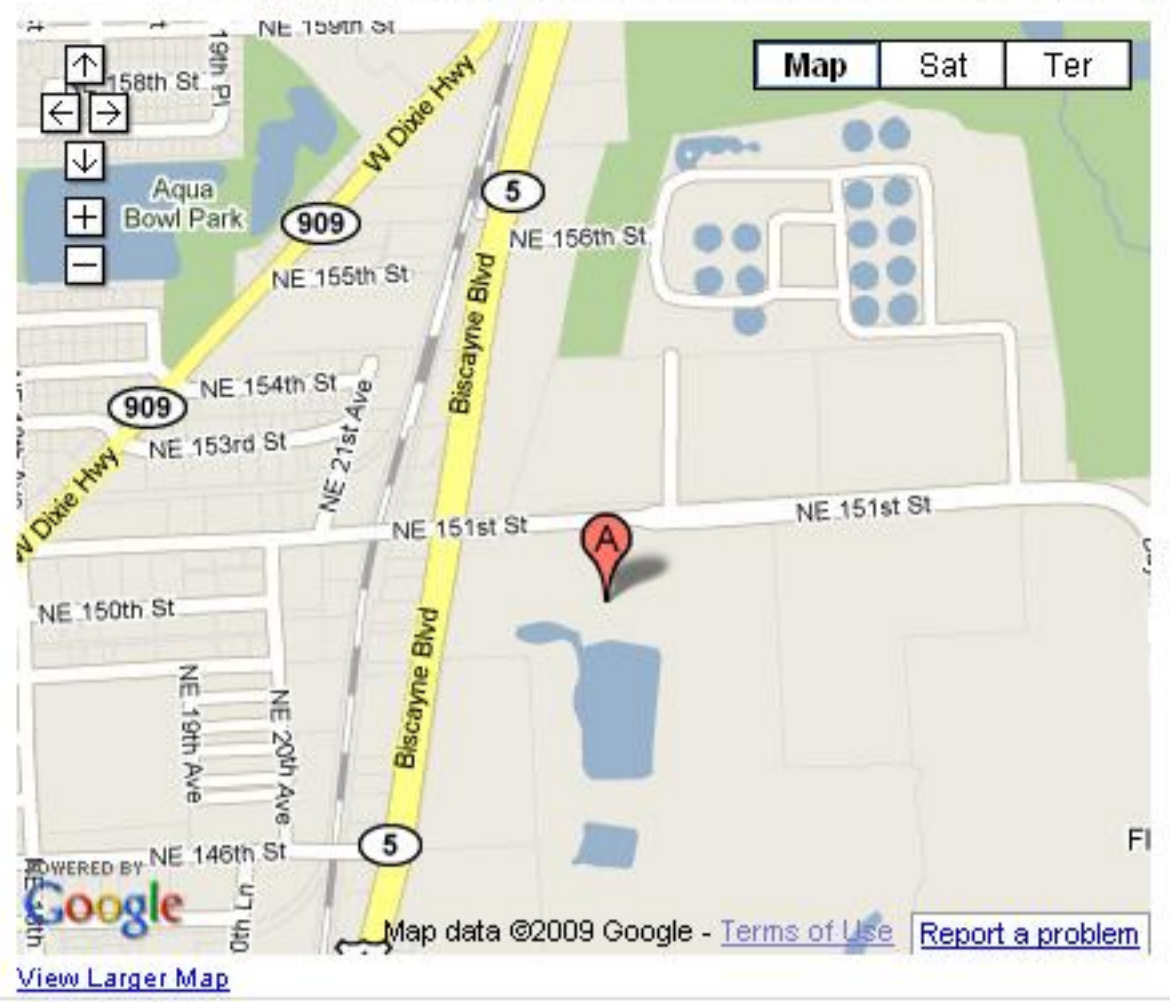




# Foreclosed Properties



15051 Royal Oaks Lane #1501 North Miami, FL 33181



## Much more than a simple place to seat back and relax, Biscayne Landing represents a lifestyle.

Biscayne Landing is a 193-acre project in a master-planned community. Located in North Miami, between Aventura, Bal Harbour and the beach, Biscayne Landing adjoins the Oleta River State Park and the Florida International University campus. It stretches from 137th Street to 151st Street and is comprised of high-rise condominium towers and a 25-acre towncenter in a lush tropical environment. Much more than a simple place to seat back and relax, Biscayne Landing represents a lifestyle. Never before has so much planning and thinking gone into developing a community. Biscayne Landing is the last opportunity to purchase at pre-construction prices in a community setting that, by virtue of limited land availability, will never be duplicated. Be a part of South Florida's newest residential community.

Bedrooms	2
Baths	2
Flooring	
Living Area	1763 SqFt
Total Area	1763 SqFt
Monthly HOA	\$606.63
Property Tax	\$8340.00
Parking	1 space
Rentals	no restrictions
Pets	owners only

### Biscayne Landing offers:

- Variety of mid-rise and high-rise condo towers,
- retail, and office buildings
- Total of 6,000 residences
- 35-acre park
- 25 acre town center with shops, restaurants,
- convenience stores and offices
- Gated community entrances
- Leadership in Energy and Environmental Design (LEED)-
- Certified Community built on GREEN principles
- Children's playgrounds
- Neighborhood schools from kindergarten through
- high school
- Connecting trails to Oleta River State Park,
- Florida's largest urban park at 1,043 acres
- Luxury hotel

*This is not a short sale. This property is owned free and clear without a mortgage. It has gone through foreclosure process; the title has been cleaned. The condo is in great condition ready to move in today.*

Highest Closed-Sale (Similar Unit): \$662,000.00 (unit 1801)

This unit (1501) originally sold for: \$444,500

**OWN IT FOR ONLY: \$179,900.00**

\*Cash Purchase

### Why is this a deal? Look at these comparables!

#### Other available units...

Unit #	List Price	SqFt
#2302	499,000	1603
#2405	399,000	1603
#1503	399,000	1801
#702	300,000	1785
#406	299,900	1822
#901	220,000	1763

### RENT RATES

Only 11 available, asking between \$1,500 and \$2,100 per month.

**Type:** Condo

**Prices:** \$550,000 to \$975,000

**Sizes:** 1,603 to 2,385 sq feet

**Bedrooms:** 2 to 3

**Waterfront:** Bay

**Pets:** Owners Only

**Rent:** Yes, no restrictions

**Total Units:** 373

**Number of Stories:** 26

**Maintenance:** \$0.4 (price per SqFt)

- Pool
- Spa
- Fitness Center
- Club House



Walkway



Garden



Walkway



Lobby



Entrance

