



# Open HOUSE



12254 SW 217TH ST  
MIAMI, FL 33170-2831

AUGUST 16, 2025 | SATURDAY  
12:00 NOON - 3:00 PM

## Property Overview :

Step into comfort in this updated 4-bed, 2-bath South Miami-Dade home! Featuring new appliances, a new AC, a security system, and a dedicated laundry room with washer/dryer included before closing. Built in 2007 with CBS construction, it sits on a 7,100 sq ft lot, no HOA! Enjoy an open layout, spacious backyard, modern finishes, and a prime location near top schools and major highways. Move-in ready and full of potential, come see it today!

## Property Features :

 4 Bedrooms  2 Bathrooms  1,565 Sq Ft.

## Loan Options:

RATE	APR	ESTIMATED TOTAL MONTHLY PAYMENT
FHA 5.625%	6.47%	\$4,519
Conventional 6.25%	6.779%	\$4,526



**Asking Price: \$599,000**




**Phillip S.  
Calloway, MS**


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