

La Perla Ocean Residence

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Rates in the Newsletter are :

- ♦ \$75 for 1/4 page
- ♦ \$125 for 1/2 page
- ♦ \$175 for 3/4 page
- ♦ \$200 for full page

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Pier Park changes stalled!

Obviously this is hugely disappointing to the residents & Board of La Perla.

In a surprise move, the City has had to put the brakes on removing the parking spaces from Pier Park.

The Board has just recently been informed that in June, the City received a letter from representatives of the Newport vehemently objecting to the proposal.

Inside the letter, the Newport highlighted that they contributed close to \$3,000,000 to the Pier project including renovations.

The Newport who are the lessee of the Pier restaurant have an agreement with the City. The Newport claim that removing the parking spaces would be a violation of their agreement.

Paragraph 7 (d) of the agreement states:

"LESSEE shall have the non-exclusive right in common with the general public to utilize the LESSOR's municipal parking lot consisting of twenty-nine spaces located at Pier Park....Employees of the LESSEE shall not use the 29 public spaces at Pier Park."

We believe that safety of beach goers and La Perla residents far more outweighs any agreement between these 2 parties.

The Board has been working tirelessly on this issue and we were looking forward to receiving a cost analysis report and further talks with the City this month. We were also hopeful this project would start in 2018.

For now it appears the Newport has put a kibosh on these changes.

It is also clear the City are frustrated with this latest development. The City had spent close to \$50,000 in researching this project and were obviously in favor of the project. The Newport who had been involved in the dialogue from the beginning had not shown any opposition into the project until recently.

For now, there is nothing we can do. It is basically a dispute between the City and the Newport and we will have to sit on the sidelines and wait for further developments.

We will keep you posted.

WHAT WE PROVIDE

- COLLECT TAXES
- CLEANING SERVICES
- BANKING DEPOSITS
- MAINTENANCE REPAIRS
- GENERATES OWN TENANTS
- CHECK-IN / CHECK-OUT
- HANDYMAN SERVICES
- REPEAT GUESTS
- GLOBAL MARKETING
- COLLECT SECURITY DEPOSITS
- RESTOCK SHEETS, TOWELS, ETC..

OUR PORTFOLIO

UNIT 1102	2BR / 2.5BA
UNIT 1110	1BR / 1.5BA
UNIT 1504	2BR / 2.5BA
UNIT 1509	2BR / 2BA
UNIT 1704	2BR* / 2BA
UNIT 1809	2BR / 2BA
UNIT 2001	2BR* / 2.5BA
UNIT 2108	2BR / 2BA
UNIT 2209	2BR / 2BA
UNIT 2309	2BR / 2BA
UNIT 2608	2BR / 2BA
UNIT 2906	2BR* / 2.5BA
UNIT 3208	2BR / 2BA
UNIT 3603	2BR / 2.5BA
UNIT 3606	2BR* / 2.5BA
UNIT 4107	2BR / 2BA

*WITH DEN

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Managers Column

Pier Park: You can only imagine how disappointed we are to hear the Newport are opposing the changes at Pier Park. However, it does not mean this is the end. The City know what is the right thing to do. We will just have to sit tight for now.

But that does not mean we should tolerate the daily abuse at Pier Park. If you see an incident or you cannot get home because someone is blocking the driveway, please call the police. The City's needs to be reminded that the problem will not go away easily.

Balconies: So now you know that the Newport are opposing the Pier Park alterations. There is more! The Newport has filed a complaint against the Association and 10 home owners from 3907 to 4307 and 3903 to 4303 for trespassing. They claim the balconies of these units extend beyond any easement and onto their air rights.

Just over a year ago, we complained to the Newport about them taking storage units and making them their exclusive storages. These storages are located on our property.

We also complained that they built a trash room on our property without our approval. We have tried to resolve these differences, however it is now clear the Newport have no desire to work with us.

This is hugely distressing on our homeowners who have done nothing wrong. Thankfully most owners will have title insurance and are being represented by the title companies.

Spa: At our last Board Meeting on 6/2/17, the Board agreed with an architect to design a spa/sauna room on the 3rd floor. We are in our conceptual stage but the new design is already looking good. Expect some more revisions and a news update by October.

Pool Resurfacing: Its happening! The Board has agreed on the contractor to resurface the pool in October. The dates are not confirmed

yet. We hope to start at the beginning of the month. The project could take anywhere from 2 –4 weeks. Nobody likes to close down the pool for a few weeks, but this is unavoidable and the longer we leave it the worse the pool will get and the more expensive the repair.

Rentals in the City: Changes may be happening next year in regards to condo owners renting their apartments in Sunny Isles Beach. The City held a workshop in July to discuss the issues every condominium building in Sunny Isles face. (Over crowding and unregistered/unknown tenants in buildings.) Since the advent of Airbnb there has been an explosion of rentals. Big cities like New York and LA have tried some restrictions to some varying degrees of success, but the issues in those big cities are the lack of accommodation and an increase in rent on their citizens. Sunny Isles Beach (a village in comparison) is more concerned about undesirables in buildings, protecting their own residents and quality of life.

So many Boards have been requesting help from the Commissioners for years. At the workshop meeting, police reported that they receive several calls from SIB residents about short term rentals. The issue is prevalent also at La Perla. We see it all the time when tenants are intentionally/unintentionally in violation of building rules and an argument breaks out. Police are called to resolve the dispute even though it is not their job and a valuable resource is wasted.

One Commissioner was concerned that her elderly neighbors who have been living in a building for years are constantly disrupted by units that do weekly rentals. The neighbors live in fear not knowing who it is next door.

The workshop lasted 3 hours with arguments from both sides to regulate the industry. It appeared the Commissioner are in favor of licensing all units in the City that rent. Obviously, the condo owner would have to pay a fee and the unit would go through an inspection. As soon as we learn more, we will keep you posted.

SPECIAL OFFERINGS:



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in Sunny Isles Beach:
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Rafael Albo, P.A.

Real Estate Broker Associate



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Dear La Perla Owner, my name is **Gleb Klioner** and I am a **practicing real estate Broker** here in Miami. Over the past 10 years I have helped sell many units in La Perla, the majority of the times representing the buyer's side of the transaction. However, there were three times that I was asked specifically to be on the seller's side. Each of the times on the seller's side my clients and I were able to set the verifiable building record for the highest price paid in that calendar year in La Perla. Most recently my clients and I were able to negotiate a \$1,100,000 record selling price for unit 2202 which closed on July 28, 2016. If you are thinking about selling, your Realtor has to know how to convince the buying community that the value for your unit is truly there; there is no room for pessimism! The rest is up to The One Above.

Gleb Klioner's Three Selling Side Transactions In La Perla To Date:

Unit 2202 sold on July 28, 2016 for \$1,100,000
(Highest price paid in the building in 2016)

Unit 1807 sold on December 10, 2014 for \$850,000
(Building record for highest price paid in 2014 for the - 07 line)

Unit 4208 sold on August 30, 2012 for \$740,000
(Building record for highest price paid in 2012 for the - 08 line)



Gleb Klioner

Broker

MIAMI VILLA REALTY

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Looking forward to meeting you!

I speak English, fluent Russian and basic conversational Spanish.

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Hurricane Season; Getting Prepared!

It's Hurricane season again. *Hurricane season* in the Atlantic begins June 1st. Even though hurricane season does tend to peak in August through September, it is never too soon to get ready!

For the past few years we have been really fortunate in South Florida. It's been quiet but that's even more reason to be on standby.

Everybody should make the time to review (or create) their hurricane preparation plan. It's not that difficult. Buy bottled water, a battery powered lamp, canned food and do it now!

Whether you leave La Perla for a week or 2 months, it is important that residents remove their furniture and other items from their balconies BEFORE leaving the building. Don't expect the

staff to do it for you!

Furniture can be dangerous flying projectiles and can cause serious damage. It is not uncommon to see furniture on Collins or on the beach after a storm. We have seen disputes between owners and renters for missing balcony furniture. The tenant claimed the furniture blew away, the owner didn't believe it and the tenant lost their deposit!

Aside from removing your furniture from the balcony, everyone should secure their own windows and doors. The Association staff cannot take care of everyone's needs.

When we receive many last minute requests to take in a residents furniture because he/she forgot, it is usually too late and we are usually handling the last minute policies we have for the

building and common areas. We cannot keep the staff here when they have their own families and homes to worry about.

If you are out of town, we recommend designating someone to be responsible for the care of your unit before and after a hurricane. At this point, **if you don't foresee yourself coming back for a few more weeks and you have furniture there, then email me at swalshe@akam.com and request for your items to be taking inside. This will help everyone in the long run.**

Do not wait till the last minute and it would be better to have balcony furniture inside your unit than none at all upon your return!.

Thank you!

Terms You Need to Know during Hurricane Season:

Tropical Storm Watch

Tropical storm conditions (sustained winds of 39 to 73 mph) are possible within the specified coastal area within 48 hours.

Tropical Storm Warning

Tropical storm conditions (sustained winds of 39 to 73 mph) are expected within the specified coastal area within 36 hours.

Hurricane Watch

Hurricane conditions (sustained winds of 74 mph or higher) are possible within the specified coastal area. Because hurricane preparedness activities become difficult once winds reach tropical storm force, the hurricane watch is issued 48 hours in advance of the anticipated onset of tropical-storm force winds.

Hurricane Warning

Hurricane conditions (sustained winds of 74 mph or higher) are expected somewhere within the specified coastal area. Since hurricane preparedness activities become difficult once winds reach tropical storm force, the hurricane warning is issued 36 hours in advance of the anticipated onset of tropical-storm-force winds.



Hurricane Season begins June 1st and ends on November 30th, however tropical cyclones are possible any time of the year. Be prepared!

La Perla Market update page:

The purpose of this page is to share with you the most recent sales and rentals in the community to make sure all owners, residents are getting the market value for their units. In this section, we will publish the most recent sales as well as the highest paid rentals (short term and long term) for the past 2 months for each line. **We can only base the information below on what we receive from owners/tenants.** Almost all of the short term rental units are furnished. Sometimes the fees appear higher for various reasons such as residents having pets or the unit having storage and self parking.



Short Term Rentals:

These are rentals **LESS** than 6 months. ➡

Unit Type	Bed	Bath	De n	SQFT	Average Month-ly Rate	Highest Month-ly Rate
Line 01 Garage Floors (K)	2	2 ½	YES	1,707	\$3,600	\$5,500
Line 01 (B)	2	2 ½	YES	1,623	\$4,300	\$6400
Line 02 Garage Level H)	2	2 ½	NO	1,698	\$3000	\$3000
Line 03 Garage Level (J)	1	1	NO	906	\$3660	\$5700
Lines 02 & 03 (A)	2	2 ½	NO	1,602	\$4950	\$6786
Line 04 (G)	2	2 ½	YES	1,715	\$5900	\$6400
Lines 05 & 10 (C)	1	1 ½	NO	1000	\$4480	\$5550
Line 06 (F)	2	2 ½	YES	1,637	\$5000	\$6500
Lines 07 & 08 (E)	2	2	NO	1,423	\$5150	\$8660
Line 09 (D)	2	2	NO	1,266	\$4,600	\$6,675
Lines 05 & 10 (C)	1	1 ½	NO	1000	\$4480	\$5550
Pent House Floor (L,M & N)	3+	3+	1+	2625 +	N/A	N/A

Unit Type	Be d	Bat h	De n	SQFT	Average Month-ly Rate	Highest Monthly Rate
Line 01 Garage Floors (K)	2	2 ½	YES	1,707	\$6400	\$7500
Line 01 (B)	2	2 ½	YES	1,623	\$3000	\$3000
Line 02 Garage Level (H)	2	2 ½	NO	1,698	N/A	N/A
Line 03 Garage Level (J)	1	1	NO	906	N/A	N/A
Lines 02 & 03 (A)	2	2 ½	NO	1,602	\$4,228	\$8,850
Line 04 (G)	2	2 ½	YES	1,715	\$3600	\$3700
Lines 05 & 10 (C)	1	1 ½	NO	1000	\$2770	\$3000
Line 06 (F)	2	2 ½	YES	1,637	\$3370	\$4350
Lines 07 & 08 (E)	2	2	NO	1,423	\$3520	\$6500
Line 09 (D)	2	2	NO	1,266	\$2890	\$2900
Lines 05 & 10 (C)	1	1 ½	NO	1000	\$2770	\$3000
Pent House Floor (L,M & N)	3+	3+	1+	2625 +	N/A	N/A

Long Term Rentals:

← These are rentals **MORE** than 6 months



Type	Unit	Date Sold	Price	Price Per SqFt.	Unit SqFt
F	3506	11/9/2015	\$ 900,000.00	\$ 549.79	1,637
B	2701	7/21/2016	\$ 900,000.00	\$ 554.53	1,623
C	1805	2/21/2017	\$450,000.00	\$ 450.00	1,000
F	3306	3/28/2017	\$835,116.00	\$510.00	1,637
E	1407	4/24/2017	\$765,000.00	\$538.00	1,423
A	2902	4/26/2017	\$975,000.00	\$609.00	1,602

PHOTO OF THE MONTH:



This photo was taken by Stephen Walshe. We know there are residents out there with some great photos. Please send them this way by emailing me at swalshe@akam.com





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THE BUZZ

Thoughts to Ponder:

WE DO NOT NEED MAGIC
TO CHANGE THE WORLD.
WE CARRY ALL THE POWER WE NEED INSIDE OURSELVES ALREADY.
WE HAVE THE POWER TO
IMAGINE BETTER.
J.K. Rowling

Ask Eliana:

Q: Were any changes made to the La Perla short/long term application?

R: Yes, Please request the updated application via email: laperlaoffice@akam.com

You can also pick up a new application at the management office.

Changes were made to the pet registration and the rental occupation sections.

LIFE HACKS:

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	FENNEL Can reduce bad breath and body odor		CINNAMON Helps lower blood pressure
	CLOVE Anti-microbial		DILL Treat heartburn, colic, and gas
	SAGE Antiseptic and antibiotic		ROSEMARY Anti-oxidant

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The Doghouse

Everyone knows that La Perla is a dog friendly building. However, we do have some restrictions that come with bringing pets into the building. Some of the restrictions are

- **all dogs must be registered**
- **we require that we have a copy of the vaccine shots**
- **a max of 2 pets per unit.**
- **We also have a pet deposit (nonrefundable) of \$250.00**

The deposit was recently implemented after a surge of short term rentals brought dogs to the building. This created a swell of pet waste not been picked up and the staff having to spend more time than we want cleaning up after irresponsible pet owners. In contrast to other buildings, our rules are more than fair. But that doesn't stop people abusing them.

We've noticed an increase in "Emotional Support Animals" (ESA) coming into the building. ESA dogs are still dogs and are required to be registered like all dogs.

Our management and Board would never begrudge a disabled individual the use of a service or emotional support animal (ESA), but the increase of disingenuous certifications' has made it really difficult for management and the board to control and separate the truth from the lies.

The abuse can and has been staggering; we have had to allow dogs in the pool area because the pet owner has an ESA. However, we will require that the dog be held for the duration of

their time when in the pool area and the pet owner cannot have dogs on our furniture.

It is not enough to say my dog is an Emotional Support dog, we do require the certificate and the dog to be registered. The dog will also need to wear our dog tags that we provide at registration. And because of the abuse; the Board can and will make certain inquiries to verify the legitimacy of a support animal's credentials, and an explanation of how the animal improves the effects of the disability.

In one case, our attorney contacted the website who issued the certificate. If there is someone who has anxiety or depression and their animal allows them to leave their home, allows them to sleep, helps them eat, those are major life functions where the animal can truly be a benefit. These are questions that can be asked and we will probe the people who we believe are circumventing our rules.

It is just way too easy these days to get a certificate for an emotional support dog. We have received certificates from different people that are more or less the exact same letter. Our rules are already generous regarding dogs, there is no reason to circumvent the rules. We are hopeful that maybe pet owners will see that it's not rational for the dog to be in the pool area or at the beach under the 90 degree sun. If only the dogs could talk! Dogs like people like their comfort.

On a funnier note (because it didn't

happen at La Perla), an airline had to deal with the issue below when a pet owner took his duck named Daniel onto a plane in October 2016.



"Always wondered what it was like inside an airplane"

The neighboring passenger tweeted this photo of him. The duck's owner said he helps with her post traumatic stress disorder.

FBI raids Miami Mama

In a roundabout way connected to La Perla: FBI agents raided the Hallandale Beach business "Miami Mama" on June 21st, 2017. Miami Mama specialized in providing pregnant mothers from foreign countries the option to have their babies born in the USA to obtain citizenship. They provided services such as housing, bank accounts and birth certificates. The business has since been shut down. This was obviously a lucrative business and has had an impact on La Perla over the years. We will see how this unfolds in the future.

According to U.S. immigration law, anyone who lies about the purpose of their visit can be charged with visa fraud.

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BEACH @ newport pier BAR

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- UNIT 2402 - DIRECT OCEAN VIEWS**
2 BEDROOMS / 2.5 BATHROOMS / CORNER UNIT
\$1,230,000
- UNIT 3708 - ENDLESS VIEWS**
2 BEDROOMS / 2 BATHROOMS / CORNER UNIT
\$980,000
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2 BEDROOMS + DEN / 3 BATHROOMS
\$1,150,000
- UNIT 3502 - DIRECT OCEAN VIEWS**
2 BEDROOMS / 2.5 BATHROOMS / SE CORNER
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CHECK OUT OUR AVAILABLE UNITS FOR RENT

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2 BEDROOMS + DEN / 2 BATHROOMS
- UNIT 4208 - FURNISHED**
2 BEDROOMS / 2 BATHROOMS / CORNER UNIT
- UNIT 702 - SE CORNER**
2 BEDROOMS + DEN / 2.5 BATHROOMS
- UNIT 4110 - FURNISHED**
1 BEDROOM / 1.5 BATHROOMS
- UNIT 3608 - FURNISHED**
2 BEDROOMS / 2 BATHROOMS / SW CORNER UNIT
- UNIT 2308 FURNISHED - ENDLESS VIEWS**
2 BEDROOMS / 2 BATHROOMS / CORNER UNIT
- UNIT 1907 - FURNISHED**
2 BEDROOMS / 2 BATHROOMS / NW CORNER
- UNIT 2505 - UNFURNISHED**
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Meet the Staff:



Alvaro Cordero Palavos was born in Bogota, Colombia. He studied and received his accounting degree in Colombia. He moved to Miami, 10 years ago seeking a better future for his family.

Q. What do you like to do in your spare time?

A. I like to spend time with my wife, children and grandchildren.

Q. What is your favorite movie?

A. Gone with the Wind

Q. What is your favorite T.V. show?

A. America's Got Talent

Q. What is your favorite song of all time?

A. Piero – Mi Viejo

Q. What was the most interesting job you've ever had?

A. I was a financial sub director for the Colpatría corporation.

Q. What is your favorite vacation spot?

A. Orlando, FL. I like to visit all the theme parks makes me feel like a kid again!

Q. You can invite three famous (dead/alive) people from history/or Celebrities to your dinner party. Who

would you pick?

A. I would invite Garcia Marquez (author) Barack Obama & Michael Jordan.

Q. What do you like best about working at La Perla?

A. My Co workers, they are a great team.

Q. What do you like least about working at La Perla?

A. Nothing, I enjoy working at La Perla!

Q. Where do you see yourself in 5 years ?

A. In five years I hope to see the youngest of my children graduated with a degree as a chemical engineer.

Thanks Alvaro!



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