

## FREQUENTLY ASKED QUESTIONS

### WHERE IS THE PROPERTY LOCATED?

It is located at 3265 Bird Ave, Miami, FL 33133 in the vibrant Coconut Grove neighborhood.

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### WHEN WAS THE BUILDING BUILT?

It was built in 2019 as a modern, yet contemporary boutique beautiful building.

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### HOW MANY UNITS ARE IN THE BUILDING?

Only 11 units. A total of 6 two bedroom units and 5 three bedroom units.

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### WHAT IS THE LIVING AREA ON A TYPICAL 2 BEDROOM UNIT?

Living area 1,530+ Sq.Ft and 160+ Sq.Ft. Terraces.

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### WHAT IS THE LIVING AREA ON A TYPICAL 3 BEDROOM UNIT?

Living area 1,770+ Sq.Ft and 300+ Sq.Ft. Terraces.

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### WHAT UNIQUE FEATURES DO THE UNITS HAVE?

New built, modern, 10" high ceilings, all ensuites, stainless steel bosch appliances, open kitchen and floor plan, laundry room with plenty of storage space, large built in walking closets, blackouts and shades, porcelain floor throughout and all units have a powder/guest bathroom room

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### DO ALL UNITS HAVE TERRACES/BALCONIES?

Yes, all 11 units have private large terraces.  
Units 102B and 102A are the only units that have a 1,400 Sq.Ft. private backyard.  
Units 202 and 204 are the only units that have spacious wrap around spectacular balconies

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### DO ALL UNITS HAVE BACKYARDS?

No, only 102A and 102B are the two lucky units that have incredibly spacious 1,400 private backyards!

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### WHAT IS THE START PRICE ON 2 BEDROOM UNITS?

2 Bedroom start at \$1,100,000+

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### WHAT IS THE START PRICE ON 3 BEDROOM UNITS?

2 Bedroom start at \$1,300,000+



# FAQ



## **IS THERE FINANCING AVAILABLE?**

Most major banks and lenders should be able to finance based on the individual buyer purchasing power

## **ARE UNITS VACANT OR TENANTS OCCUPIED?**

All units are tenant occupied. For vacancy information please reach out to us

## **CAN I BUY THE UNIT EVEN IF IS TENANT OCCUPIED?**

Yes you can, all units are leased at premium value perfect for investors. Nevertheless, if you need the unit vacant we can facilitate that option as well. All options available! Don't miss out

## **HOW ABOUT PARKING?**

All units have underground assigned parking.  
3 Bedroom Units have 1 tandem space that can fit up to 2 vehicles  
2 Bedroom Units have 1 single parking space

## **IS THERE GUEST PARKING?**

There are 2 free public parking spaces right in front of the building. In addition, coconut grove has plenty of free street parking available within the neighboring blocks.

## **HOW MUCH IS THE HOMEOWNER ASSOCIATION FEE (HOA) AND WHAT DOES IT INCLUDE?**

We are in the final stages of calculating the monthly dues, nevertheless we estimate it will be below the city average per Sq.Ft. given that it is a new building, very self manageable and no amenities to maintain.

## **ARE THERE ANY AMENITIES?**

Grove Haus is a very unique boutique building, therefore there are no amenities, nevertheless there are several parks and entertainment areas within a 5min walk from the building including: Douglas, Elizabeth, Blanche, Lincoln, Munroe, Peacock, Regatta, Kennedy Parks

## **ARE ALL WINDOWS AND DOORS HURRICANE IMPACT?**

Yes, all windows and doors are hurricane impact quality

## **IS THE BUILDING PET FRIENDLY?**

Yes it is, it's a very pet friendly community and neighborhood

## **IS THE BUILDING GATED? ARE THERE ANY SECURITY SYSTEMS?**

Yes, the building is fully fenced & gated. There is also a guest intercom at the front door to call owners when a guest arrives. The building also has security cameras

## **IS IT SHORT TERM RENTAL FRIENDLY?**

Yes it is, currently no rental restriction apply

## **IS THERE AN ELEVATOR?**

Yes, there is 1 elevator

## **IS THERE ANY STORAGE AVAILABLE?**

Yes, there are additional storages for sale