

Prime Investment Opportunity in Buena Vista – Fully Renovated Legal Duplex with Income Potential!

Location, location, location! Rarely available and extensively upgraded, this **turnkey legal duplex** is nestled in the heart of Buena Vista, just steps from the **Miami Design District, Midtown, and Wynwood**. A perfect blend of modern living and investment potential, this property features two fully independent homes on one lot, each with private entrances, separate utilities, and laundry. NO HOA

◆ **Main House:** 2 bedrooms, 2 full bathrooms, open living/dining area, designer kitchen with quartz countertops and high-end stainless-steel appliances, fully insulated attic (convertible to 3rd bedroom), and an **exterior laundry room** with washer/dryer, sink, and brand-new water heater.

◆ **Back Unit:** 2 bedrooms, 1 bathroom, kitchen, living/dining area, split A/C systems in each room, and a private laundry setup.

Features & Upgrades:

- **Leased solar panels** (\$126.79/mo) drastically reduce electric bills year-round
- **Reinforced crawlspace** with metal beams, full insulation, and industrial dehumidifier
- **Newer high-grade metal roof** for long-term durability
- **Impact-resistant windows** throughout — insurance-friendly and storm-ready
- **Smart home system:** WiFi-controlled, locks, cameras, thermostat.
- **Fiber-ready** (AT&T Fiber line already installed)
- **Insulated attics** in both homes
- **Split A/C systems** in rear unit; main house A/C recently serviced
- **Fully fenced lot** with gated access and excellent privacy
- **Backyard** with plenty of room to customize or expand outdoor living areas.
- **All high-end appliances included** in both units
- **Mature mango tree** and additional landscaping
- **Beautiful flooring** and pathways. **Plumbing and electrical systems are brand new**, with no expense or detail spared.
- **Extensive upgrades** since purchase — completed unfinished work and added thoughtful features throughout

 **Investment-Ready:** Ideal for short-term rentals, long-term tenants, or multi-generational living. Live in one unit and rent the other — or maximize returns by renting both.

 **Unbeatable Location:** Walk to shops, restaurants, art galleries, and nightlife in Miami's most dynamic districts. Quick access to I-95, Downtown, Brickell, and South Beach.

💡 Whether you're an investor, developer, or end-user seeking flexibility and upside in a booming market — this home checks every box.