

Special Feature Sheet

439 Candia Avenue, Coral Gables, FL 33134

Updated Coral Gables charm with a spacious backyard and an exceptional central location

MAIN FEATURES

- 3 bedrooms and 2 full bathrooms
- 1,635 Sq Ft interior (1,841 Adjusted Sq Ft)
- 8,250 Sq Ft Lot
- Built in 1951
- Convenient single-story layout
- Desirable South-facing orientation
- Bright, welcoming interiors with timeless character
- Original Miami Dade Pine Wood Floors
- Freshly painted interior and exterior
- Hurricane-impact windows and doors, 2016
- Hurricane-impact Garage Door, 2023
- Bonus Sunroom (Florida Room)
- Beautiful Plantation Shutters in Master Bedroom and Living Room
- White Blinds and Custom light-filtering roller shades in Florida Room
- Two bedrooms feature custom built-out walk-in closets

UPDATES AND SYSTEMS

- Updated plumbing system, 2022
- Rheem A/C Handler and Compressor, 2016
- Central air-conditioning system with Nest programmable smart thermostat
- Tankless water heater
- Septic Tank in Front of House, 2016
- Barrel Roof completely replaced, 2010

KITCHEN AND LIVING

- Spacious kitchen with abundant shelving, storage, and countertop prep space
- Stainless steel Appliances

KITCHEN AND LIVING (Continued)

- KitchenAid stainless-steel five-door refrigerator with exterior filtered ice and water dispenser, two soft-close refrigerated drawers, temperature-controlled storage, and three-tier freezer organization
- LG stainless-steel slide-in electric range with a 6.3 cu. ft. convection oven, Easy Clean blue porcelain-enamel interior, five-element ceramic-glass cooktop, and high-powered Ultraheat element
- Inviting living and dining areas
- Comfortable flow for everyday living and entertaining

OUTDOOR FEATURES

- Large backyard (property is lot and a half)
- Plenty of room to create a personal outdoor oasis
- Space to add a pool
- Door to Side of House
- Side Patio with shaded BBQ Area
- Concrete Backyard Patio
- New stamped concrete driveway and walkway
- Classic Coral Gables curb appeal
- Hardwired Ring smart video doorbell

NEIGHBORHOOD

- Highly sought-after City of Coral Gables location
- Walk to the Shops at Merrick Park and Cinema
- Close to Miracle Mile and Downtown Coral Gables
- Convenient to the University of Miami
- Minutes from Biltmore Hotel and Venetian Pool
- Near Coconut Grove dining, shopping, and entertainment
- Easy access to major thoroughfares and Miami destinations

A SPECIAL OPPORTUNITY

A beautifully updated home combining classic character, modern improvements, and a prime location in one of South Florida's most desirable communities