



NOTE: GLAZING WITHIN 3 FEET OF A DOOR SHALL BE CATEGORY II SAFETY GLASS.

FBC 1927.2.1, Scope of Work - 1 NEW DUPLEX

**WALL LEGEND:**

- NEW 8" CONCRETE BLOCK WALL W/ 8" CRYSTALLINE INSULATION @ INTERIOR SIDE, 5/8" SMOOTH STUCCO FINISH @ EXTERIOR SIDE.
- NEW 8" CONCRETE BLOCK WALL W/ 8" CRYSTALLINE INSULATION @ INTERIOR SIDE & 5/8" CRYSTALLINE INSULATION @ EXTERIOR SIDE.
- NEW 4 3/4" x 4 WOOD STUD PARTITION @ 16" O.C. W/ 1/2" CRYSTALLINE INSULATION @ INTERIOR SIDE.

Diagrams: Architect, Date: 10/20/2024, Scale: 1/8" = 1'-0"

**\$650,000**

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active

# 149, MIAMI, FL, 33161

<https://equinoxrealtync.com>

New Construction twin homes. Purchase one or both sides. 3/2 with a 1 car garage. Great location. Centrally located within the city limits of North Miami, NMB, and Aventura, 10 minutes from the mega Aventura mall, beaches, colleges near by: FIU, St. Thomas, Florida Memorial, Johnson and Wales, Hard Rock stadium, and the very popular [...]

## Amenities

**Features:** First Floor Entry, Utility Room/Laundry, Walk-In Closet(s)

**Amenities:** Dishwasher, Dryer, Electric Range, Electric Water Heater, Refrigerator, Washer

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Smoke Detector

**CommunityFeatures:** Mandatory Hoa

**GarageYN:** Yes

**Cooling System:** Yes

**FireplaceYN:** No



---

# Building Details

**Cooling features:** Other

**Year built:** 2025

**ArchitecturalStyle:** Attached, Twin Homes **NewConstructionYN:** Yes

**Building Name:** ARCH CREEKS ESTATES

**Exterior material:** CBS Construction, Concrete Block Construction

**Roof:** Shingle

**Heating:** Central

**Parking:** Driveway

