

**\$250,000****1345 Lincoln Rd, Unit PH4**

**Beds:** **1**  
**Baths:** **2**  
**Living Area:** **718 sqft**  
**Neighborhood:** **South Beach**

## YOUR AGENT

**Brian Paran**

**Phone:** **+1 (305) 684-8999**  
**Email:** **brian@home61.com**

## AMENITIES

<b>Air Conditioning</b>	—	<b>Intracoastal View</b>	✓
<b>Central Heat</b>	✓	<b>Pool</b>	✓
<b>Refrigerator</b>	✓	<b>Doorman</b>	—
<b>Dishwasher</b>	✓	<b>Vallet</b>	—
<b>Washer</b>	✓	<b>Gym</b>	—
<b>Walk-In Closets</b>	—	<b>Impact Windows</b>	✓

## KEY FEATURES

<b>Living area:</b>	<b>718 sqft</b>	<b>Days on market:</b>	<b>1657 days</b>
<b>Maintenance:</b>	<b>N/A</b>	<b>Type:</b>	<b>penthouse</b>
<b>Tax:</b>	<b>\$ 4,992</b>	<b>Year Built:</b>	<b>1972</b>
<b>\$ /sqft:</b>	<b>\$ 348</b>	<b>Unit #:</b>	<b>PH4</b>
<b>Half Bath/WC:</b>	<b>1</b>	<b>Neighborhood:</b>	<b>South Beach</b>
<b>Parking Space:</b>	<b>1</b>	<b>Zip Code:</b>	<b>33139</b>
<b>Floor #:</b>	<b>12th / 12</b>	<b>Ref./MLS ID:</b>	<b>A10762627</b>

## MY NOTES