

3934 Riviera Drive • Coral Gables • FL • 33134

Price: \$550,000

Property Type: Single Family | Bedrooms: 3 | Full Bath: 2  
Square Feet: 1,636 | Year Built: 1951 | Lot Size: 7,119

MLS Number: A2005755

floor plan



EXCLUSIVE AFFILIATE OF  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**EWM** Realty  
INTERNATIONAL

ASHLEY  CUSACK

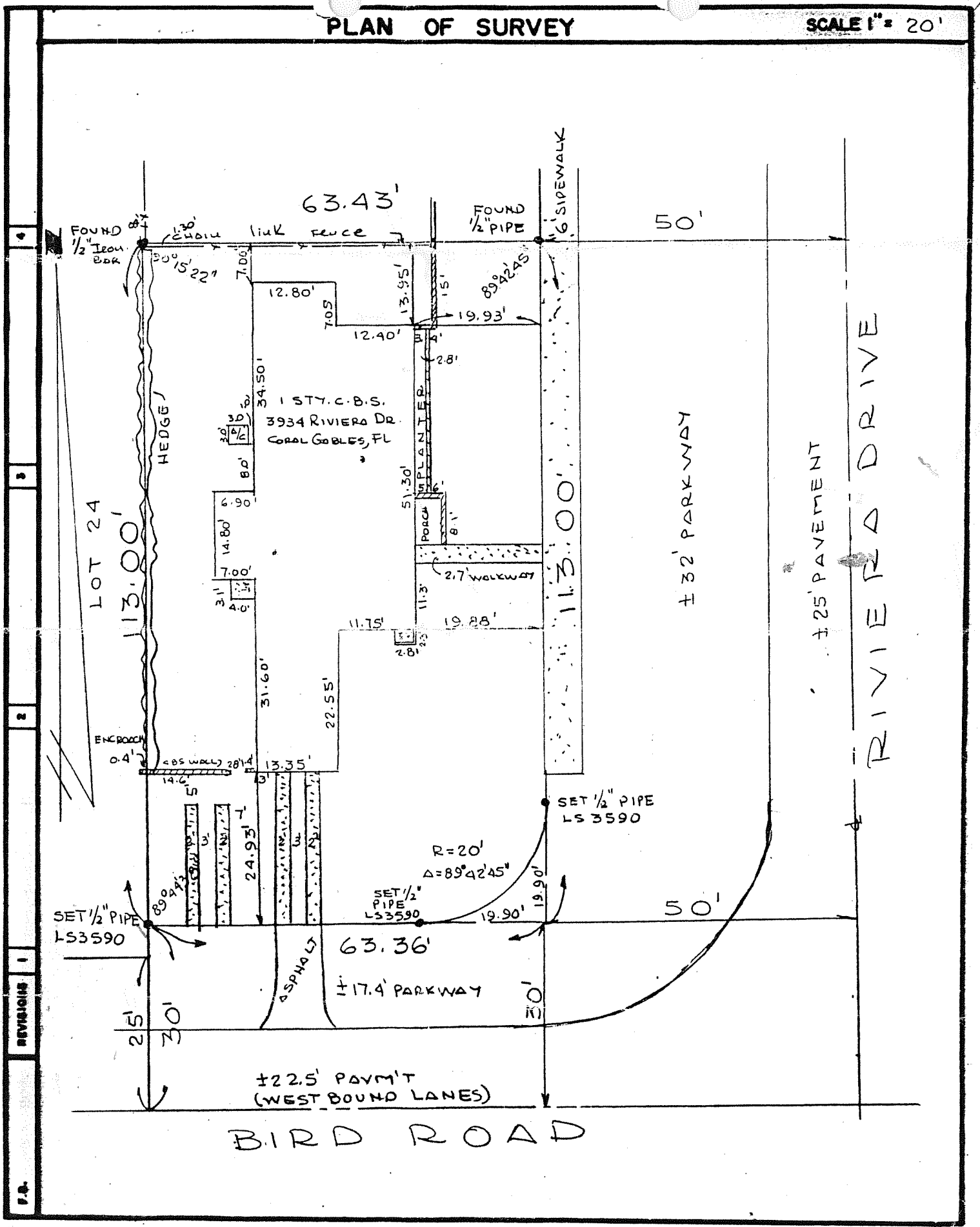
REAL ESTATE

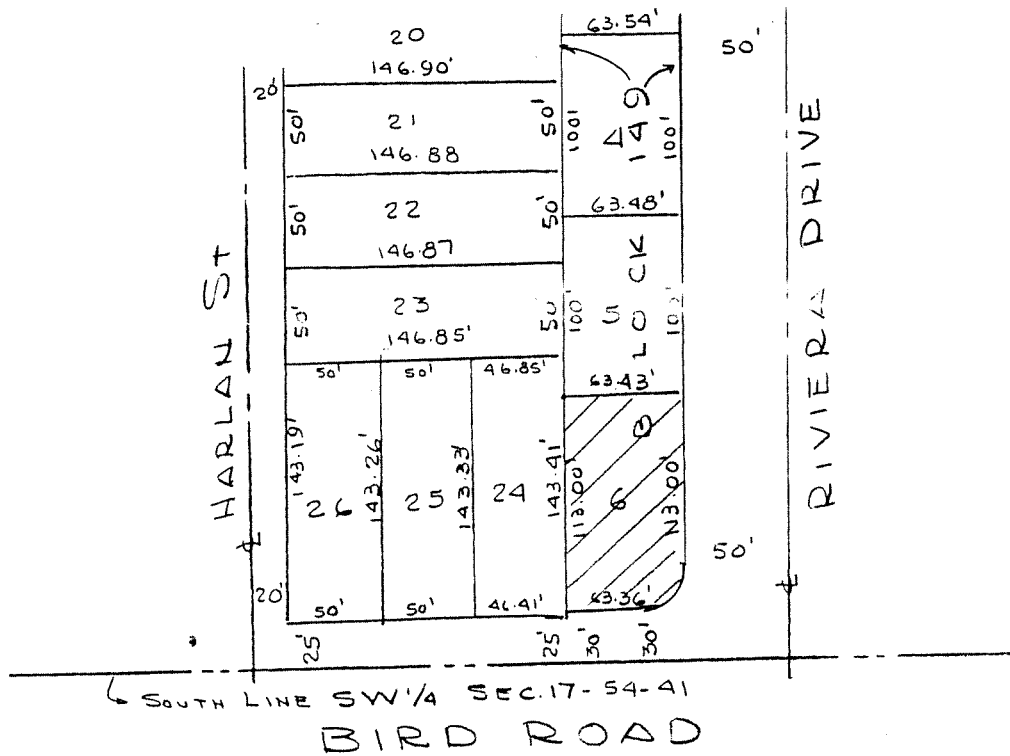
**Ashley Cusack, EWM Realtors**  
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305.960.5330 office

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website: [ashleycusack.com](http://ashleycusack.com)

PLAN OF SURVEY

SCALE 1" = 20'





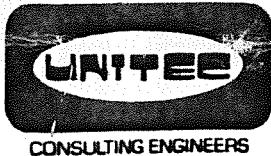
**LEGAL DESCRIPTION:** Lot 6, Block 149, CORAJ GABLES COUNTRY CLUB SECTION PART SIX, according to the Plat thereof as recorded in Plat Book 20, page 1 of the Public Records of Dade County, Florida.-

**GENERAL NOTES**

- 1) OWNERSHIP IS SUBJECT TO OPINION OF TITLE.
- 2) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 3) (2.22) DENOTES THOSE ELEVATIONS REFERRED TO N/A DATUM.
- 4) LOCATION AND IDENTIFICATION OF UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.
- 5) THIS PROPERTY IS WITHIN THE LIMITS OF FLOOD ZONE X Updated: July 28, 1997

**CERTIFIED TO:** Coraj Construction, Inc. **DATE:** May 15, 1991

APPLICABLE ZONING, UNDERGROUND, ZONING AND BUILDING SET BACKS, MUST BE CHECKED BY OWNER, ARCHITECT OR BUILDER BEFORE DESIGN OR CONSTRUCTION BEGINS ON THIS PROPERTY.



147 ALHAMBRA CIRCLE No. 230  
CORAL GABLES, FLORIDA  
Phone: (305) 448-9488

I HEREBY CERTIFY: That the attached Plan of Survey of the above described property is true and correct to the best of my knowledge, information and belief, as recently surveyed and platted under my direction, also that there are not above-ground encroachments other than those shown. This survey meets the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to Chapter 472.027 Florida Statutes.

**LAZARO D. ALONSO**  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 3500  
STATE OF FLORIDA

**THIS IS A BOUNDARY SURVEY**

**NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL**