



**\$1,099,000**

## **1000 W ISLAND BLVD 809 AVENTURA FL 33160**

<https://miamirealestateinc.com>

Gorgeous 3 bed/2.5 bath unit with direct bay views. This residence was meticulously updated and features a beautiful open kitchen, and plenty of space to entertain and two balconies with direct water and city views, built in closets and cabinetry, and more. Williams Island amenities include a lavish spa, state-of-the-art fitness and wellness center, professional [...]

- 3 beds
- 3 baths
- Condominium
- Residential
- Active
- 1950 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 1950 sq ft

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 1990



---

## Rooms & Units Description

**Unit Number:** 809

---

## Location Details

**County Or Parish:** Miami-Dade County

---

## Property details

**Total Building Area:** 1950

**Subdivision Name:** 1000 ISL BLVD WILLIAMS IS

**Parcel Number:** 28-22-10-075-2020 **Possession:** Closing & Funding

---

## Property Features



**Building Features:** Exterior Lighting

**Interior Features:** Built-in Features, Bedroom on Main Level, Breakfast Area, Dual Sinks, Family/Dining Room, Main Living Area Entry Level, Separate Shower, Walk-In Closet(s)

**Window Features:** Blinds

**Parking Features:** Attached, Covered, Garage, One Space

**Association Amenities:** Fitness Center, Pool, Storage, Tennis Court(s), Trash

**Cooling:** Central Air, Ceiling Fan(s)

**Covered Spaces:** 1

**Furnished:** Furnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Bay, Other

**Entry Level:** 8

**Patio and Porch Features:** Balcony, Open

**Waterfront Y/N:** 1

**Stories Total:** 32

**Exterior Features:** Balcony

**Waterfront Features:** Bay Front

**Pool Features:** Association, Heated

**Appliances:** Dryer, Dishwasher, Electric Range, Disposal, Microwave, Refrigerator, Washer

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Ceramic Tile

**Garage Spaces:** 1

**Heating:** Central

**Pets Allowed:** No, No Pet Restrictions

**View Y/N:** 1

**Entry Location:** 8

**Property Attached Y/N:** 1

**Attached Garage Y/N:** 1

**Utilities:** Cable Available

---

## Miscellaneous

**Public Survey Township:** 28

**Syndication Remarks:** Gorgeous 3 bed/2.5 bath unit with direct bay views. As a resident member of Williams Island, you will enjoy a wide array of amenities and services.

**Virtual Tour URL:** <https://my.matterport.com/show/?m=NLZURFeJM7R>

**Public Survey Section:** 10

**Year Built Details:** Resale

---

## Fees & Taxes



**Tax Annual Amount:** 6040

**Tax Year:** 2021

**Tax Legal Description:** 1000 ISL BLVD  
WILLIAMS ISL CONDO UNIT 809 UNDIV  
0.3517% INT IN COMMON ELEMENTS OFF  
REC 14786-752 F/A/U 30-2210-075-2020  
OR 17326-0029 0896 5

**Association Fee:** 2100

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Association  
Management,Amenities,Common Areas,Cable  
TV,Hot Water,Maintenance  
Structure,Sewer,Trash,Water

---

## Courtesy of

**Office Name:** Douglas Elliman

