



**\$1,050,000**

## **1300 S MIAMI AVE 2306 MIAMI FL 33130**

<https://miamirealestateinc.com>

SPECTACULAR CORNER UNIT!! Enjoy sunsets overlooking the ocean and city. Condo in the heart of Brickell, walking distance to prime restaurants but far enough from the noise. SLS Brickell Five star building designed by Philip Stark includes luxurious amenities such as private theater, private pool & jacuzzi on top floor, world spa, state of the [...]

- 3 beds
- 3 baths
- Condominium
- Residential
- Active
- 1154 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 1154 sq ft

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 2016



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## Rooms & Units Description

**Unit Number:** 2306

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## Location Details

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

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## Property details

**Total Building Area:** 1154

**Subdivision Name:** 1300 S MIAMI AVENUE CONDO

**Parcel Number:** 01-41-39-126-2030

**Possession:** Closing & Funding

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## Property Features

**Exterior Features:** Balcony

**Interior Features:** Handicap Access,Main Level Master,Other,Walk-In Closet(s),Elevator

**Waterfront Features:** Ocean Front

**Pool Features:** Association

**Parking Features:** One Space,Valet

**Appliances:** Dryer,Dishwasher,Microwave

**Architectural Style:** High Rise

**Association Amenities:** Cabana,Fitness Center,Pool,Trash,Elevator(s)

**Construction Materials:** Block

**Cooling:** Central Air

**Cooling Y/N:** 1

**Covered Spaces:** 1

**Flooring:** Ceramic Tile,Wood

**Garage Spaces:** 1

**Garage Y/N:** 1

**Heating:** Central,Electric

**Heating Y/N:** 1

**Pets Allowed:** Conditional,Yes

**View:** None

**Entry Level:** 23

**Entry Location:** 23

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

**Property Attached Y/N:** 1

**Waterfront Y/N:** 1

**Stories Total:** 53



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## Miscellaneous

**Public Survey Township:** 1

**Public  
Survey  
Section:** 39

**Syndication Remarks:** 3 BED/2.5 BATHS @ AMAZING SLS BRICKELL! PANORAMIC VIEWS, PORCELAIN FLOORS, BOSCH APPLIANCES. BEST AMENITIES, ROOFTOP POOL, GREAT LOCATION.

**Year Built  
Details:**  
Resale

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11247277>

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## Fees & Taxes

**Tax Annual Amount:** 10729

**Tax Year:** 2021

**Tax Legal Description:** 1300 S MIAMI AVENUE  
CONDO UNIT 2306 UNDIV 0.00251103% INT IN  
COMMON ELEMENTS OFF REC 28717-2894

**Association Fee:** 900

**Association Fee Frequency:** Monthly

**Association Fee Includes:**  
Amenities, Common Areas, HVAC

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## Courtesy of

**Office Name:** Fortex Realty Inc

