



**\$1,300,000**

## **1581 BRICKELL AVE 402 MIAMI FL 33129**

<https://miamirealestateinc.com>

Step into this rarely available 02 line, 2 bed + den / 2 bath with direct bay views in the exquisite Villa Regina Condominium. With 1,795 SF of living space and a 215 SF veranda, you will enjoy unobstructed water views from every room. Kitchen features lots of storage space, granite countertops, and wood cabinets [...]

- 2 beds
- 2 baths
- Condominium
- Residential
- Active
- 1795 sq ft

### **Basics**

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 1982

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 1795 sq ft



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## Rooms & Units Description

**Unit Number:** 402

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## Location Details

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

**Middle/Junior School:** Ponce De Leon

**Elementary School:** Coral Way

**High School:** Miami Central

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## Property details

**Total Building Area:** 1795

**Disclosures:** Special Assessment

**Parcel Number:** 01-41-39-041-0280

**Direction Faces:** East

**Subdivision Name:** VILLA REGINA CONDO

**Possession:** Closing & Funding

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## Property Features



**Building Features:** Exterior Lighting

**Interior Features:** Bidet, Bedroom on Main Level, Breakfast Area, Dining Area, Separate/Formal Dining Room, Dual Sinks, First Floor Entry, Custom Mirrors, Sitting Area in Primary, Walk-In Closet(s), Elevator

**Window Features:** Drapes, Sliding

**Parking Features:** Assigned, Attached, Garage, One Space, Valet

**Appliances:** Dryer, Dishwasher, Electric Range, Electric Water Heater, Disposal, Ice Maker, Microwave, Refrigerator, Self Cleaning Oven, Washer

**Association Amenities:** Boat Dock, Billiard Room, Marina, Business Center, Clubhouse, Fitness Center, Barbecue, Other, Picnic Area, Playground, Pool, Sauna, Elevator(s)

**Cooling:** Central Air, Electric

**Covered Spaces:** 1

**Furnished:** Unfurnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Bay, City, Water

**Entry Level:** 4

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

**Waterfront Y/N:** 1

**Stories Total:** 31

**Exterior Features:** Balcony, Barbecue, Deck

**Waterfront Features:** Bay Front

**Pool Features:** Association

**Security Features:** Fire Sprinkler System, Smoke Detector(s)

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Ceramic Tile, Wood

**Garage Spaces:** 1

**Heating:** Central, Electric

**Pets Allowed:** Conditional, Yes

**View Y/N:** 1

**Entry Location:** 4

**Property Attached Y/N:** 1

**Attached Garage Y/N:** 1

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## Miscellaneous

**Public Survey Township:** 1

**Public Survey Section:** 39

**Syndication Remarks:** Step into this rarely available 02 line, 2 bed + den / 2 bath with direct bay views in the exquisite Villa Regina Condominium.

**Year Built Details:** Resale

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11328547>



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## Fees & Taxes

**Tax Annual Amount:** 11358

**Tax Year:** 2022

**Tax Legal Description:** VILLA  
REGINA CONDO UNIT 402  
UNDIV .45322% INT IN  
COMMON ELEMENTS OFF REC  
11656-2173 OR 20184-3190  
0102 1

**Association Fee:** 1869

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Association  
Management,Amenities,Common Areas,Hot  
Water,Insurance,Maintenance Grounds,Maintenance  
Structure,Parking,Pest Control,Pool(s),Recreation  
Facilities,Reserve Fund,Roof,Sewer,Security,Trash,Water

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## Courtesy of

**Office Name:** Chatburn Real Estate Redefined

