

## 2600 ISLAND BLVD 1601 AVENTURA FL 33160

<https://miamirealestateinc.com>

SPECTACULAR VIEWS TO THE INTRACOASTAL & OCEAN FROM THIS BRIGHT & SPACIOUS HOME IN THE BEAUTIFUL 2600 BLDG RESIDENCE DU CAP AT WILLIAMS ISLAND. DESIGNED BY WORLD RENOWNED DESIGNERS YABU PUSHHELBERG. WRAP-AROUND BALCONY, LIMESTONE INLAID FLOORS & BRAZILIAN WENGE FLOORS, GRANITE COUNTERS & BACKSPLASH IN THE KITCHEN, HURRICANE SHUTTERS, WALK-IN CLOSETS. SUBZERO/GAGGENAU APPLIANCES. ENJOY THE NEWLY [...]

\$1,995,000

- 3 beds
- 3 baths
- Condominium
- Residential
- Active
- 2580 sq ft

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### Basics



**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 1997

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 2580 sq ft

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## Rooms & Units Description

**Unit Number:** 1601

**Number of Units in the Community:** 2000

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## Location Details

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

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## Property details

**Builder Model:** B

**Total Building Area:** 2580

**Subdivision Name:** 2600 ISL BLVD WILLIAMS IS

**Parcel Number:** 28-22-10-081-0230

**Possession:** Closing & Funding

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## Property Features



**Exterior Features:** Balcony

**Waterfront Features:** Intracoastal Access,Ocean Access

**Pool Features:** Association,Heated

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

**Association Amenities:** Boat Dock,Billiard Room,Bike Storage,Business Center,Clubhouse,Fitness Center,Barbecue,Picnic Area,Pool,Tennis Court(s),Trail(s),Transportation Service

**Cooling:** Electric

**Flooring:** Other,Wood

**Heating Y/N:** 1

**View:** City,Intercoastal,Ocean

**Entry Level:** 16

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

**Waterfront Y/N:** 1

**Utilities:** Cable Available

**Interior Features:** Built-in Features,Bedroom on Main Level,Closet Cabinetry,Eat-in Kitchen,Kitchen Island,Living/Dining Room,Walk-In Closet(s)

**Window Features:** Blinds,Drapes,Tinted Windows

**Parking Features:** Valet

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Heating:** Electric

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 16

**Property Attached Y/N:** 1

**Stories Total:** 32

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## Miscellaneous

**Public Survey Township:** 28

**Syndication Remarks:** DESIGNED BY FAMOUS YABU PUSHELBERG. WRAP-AROUND BALCONY,LIMESTONE INLAID FLOORS & BRAZILIAN WENGE FLOORS,WALK-IN CLOSETS. SUBZERO/GAGGENAU APPLIANCES.

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11187206>

**Public Survey Section:** 10

**Year Built Details:** New Construction

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## Fees & Taxes



**Tax Annual Amount:** 14622

**Tax Year:** 2021

**Tax Legal Description:** 2600 ISL  
BLVD WILLIAMS ISL CONDO UNIT  
1601 UNDIV 0.4519% INT IN  
COMMON ELEMENTS OFF REC  
17797-2609 OR 19984-0461 1001 4

**Association Fee:** 750

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Association  
Management,Common Areas,Cable  
TV,HVAC,Internet,Maintenance Grounds,Parking,Pest  
Control,Pool(s),Security,Trash,Water

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## Courtesy of

**Office Name:** Williams Island Realty, LLC

