

## 2600 ISLAND BLVD 3001 AVENTURA FL 33160

<https://miamirealestateinc.com>

MOST DESIRABLE 3 BED 3 BATH UNIT IN THE SOUGHT AFTER 2600 BUILDING ON WILLIAMS ISLAND. PRIVATE ELEVATOR TAKES YOU TO THIS CORNER TOWER SUITE UNIT W/ HIGHER CEILINGS & SPECTACULAR OCEAN & INTRACOASTAL VIEWS FROM THE WRAPAROUND TERRACES. COMPLETE HURRICANE IMPACT WINDOWS & DOORS, ELECTRIC BLINDS, EXQUISITE LIMESTONE FLOORING IN LIVING AREAS AND WOOD [...]

\$2,600,000

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

### 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:** 3001

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## Location Details

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

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## Property details

**Total Building Area:** 2580

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

**Parcel Number:** 28-22-10-081-0370 **Possession:** Closing & Funding

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## Property Features



**Exterior Features:** Balcony

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

**Waterfront Features:**  
Intracoastal Access

**Window Features:** Blinds

**Pool Features:** Association

**Parking Features:** Electric Vehicle Charging Station(s),Two or More Spaces,Valet

**Security Features:** Smoke Detector(s)

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

**Architectural Style:** High Rise

**Association Amenities:** Billiard Room,Marina,Bike Storage,Clubhouse,Fitness Center,Playground,Pool,Spa/Hot Tub,Storage,Tennis Court(s),Transportation Service

**Construction Materials:** Block

**Cooling:** Central Air,Electric

**Cooling Y/N:** 1

**Covered Spaces:** 2

**Flooring:** Other

**Garage Spaces:** 2

**Garage Y/N:** 1

**Heating:** Central,Electric

**Heating Y/N:** 1

**Pets Allowed:** Size Limit,Yes

**View:** Intercoastal,Ocean

**View Y/N:** 1

**Entry Level:** 30

**Entry Location:** 30

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

**Property Attached Y/N:** 1

**Waterfront Y/N:** 1

**Stories Total:** 32

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## Miscellaneous

**Public Survey Township:** 28

**Public Survey Section:** 10

**Syndication Remarks:** FURNISHED 3 BED 3 BATH UNIT. PRIVATE ELEVATOR, HIGHER CEILINGS, AND SPECTACULAR OCEAN & INTRACOASTAL VIEWS FROM WRAPAROUND TERRACES W/ IMPACT WINDOWS

**Year Built Details:** Resale

**Virtual Tour URL:** <https://tours.swift-pix.com/e/TKTLCfg>

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## Fees & Taxes



**Tax Annual Amount:**  
16291

**Tax Year:** 2021

**Tax Legal Description:**  
2600 ISL BLVD WILLIAMS ISL  
CONDO UNIT 3001 UNDIV  
0.4519% INT IN COMMON  
ELEMENTS OFF REC  
17797-2609 OR 20887-0332  
11/2002 1

**Association Fee:** 750

**Association Fee  
Frequency:** Monthly

**Association Fee Includes:** Common Areas,Cable TV,Hot  
Water,Maintenance Grounds,Maintenance  
Structure,Parking,Pool(s),Sewer,Security,Trash,Water

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## Courtesy of

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

