

A11283296 © Miami MLS® 2022



**\$1,300,000**

## **2800 ISLAND BLVD 807 AVENTURA FL 33160**

<https://miamirealestateinc.com>

This immaculate 2-bedroom, 2.5-bathroom Williams Island exclusive condominium is a paradigm of contemporary Miami living. Features of this 2,150SF home include an abundance of natural light beading into every room, floor to ceiling windows, with 180' exposure, a full built-in bar with sink, and a comprehensive fine Italian furnished Mia Cucina kitchen. Beyond a functional [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 2150 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 2150 sq ft

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 1990



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## Rooms & Units Description

**Unit Number:** 807

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## Location Details

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

**Directions:** right off 185th and Biscayne (gated entrance)

**Elementary School:** Aventura Waterways **Middle/Junior School:** Highland Oaks

**High School:** Michael Krop

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## Property details

**Total Building Area:** 2150

**Direction Faces:** East

**Subdivision Name:** 2800 ISL BLVD WILLIAMS IS

**Parcel Number:** 28-22-10-074-1500

**Possession:** Closing & Funding

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## Property Features



**Exterior Features:** Balcony,Storm/Security Shutters,Tennis Court(s)

**Laundry Features:** Washer Hookup,Dryer Hookup

**Window Features:** Blinds,Drapes

**Parking Features:** Attached,Garage,Two or More Spaces

**Appliances:** Built-In Oven,Dryer,Dishwasher,Electric Range,Electric Water Heater,Disposal,Ice Maker,Microwave,Other,Refrigerator,Self Cleaning Oven

**Association Amenities:** Boat Dock,Billiard Room,Marina,Business Center,Clubhouse,Community Kitchen,Fitness Center,Barbecue,Picnic Area,Pool,Storage,Tennis Court(s),Trail(s),Elevator(s)

**Cooling:** Central Air

**Covered Spaces:** 2

**Flooring:** Marble

**Garage Spaces:** 2

**Heating:** Central

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

**View Y/N:** 1

**Entry Location:** 807

**Property Attached Y/N:** 1

**Attached Garage Y/N:** 1

**Utilities:** Cable Available

**Interior Features:** Wet Bar,Breakfast Bar,Built-in Features,Breakfast Area,Closet Cabinetry,Eat-in Kitchen,Family/Dining Room,Custom Mirrors,Pantry,Bar,Walk-In Closet(s)

**Waterfront Features:** Bay Front,Intracoastal Access

**Pool Features:** Association

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

**Architectural Style:** High Rise

**Construction Materials:** Other

**Cooling Y/N:** 1

**Electric:** Fuses

**Furnished:** Negotiable

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Intercoastal,Ocean

**Entry Level:** 807

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

**Waterfront Y/N:** 1

**Stories Total:** 32

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## Miscellaneous



**Public Survey Township:** 28

**Public  
Survey  
Section:** 10

**Syndication Remarks:** This immaculate 2-bedroom, 2.5-bathroom Williams Island exclusive condominium is a paradigm of contemporary Miami living. Abundance of natural light.

**Year Built  
Details:**  
Resale

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11283296>

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## Fees & Taxes

**Tax Annual Amount:** 6768

**Tax Year:** 2021

**Tax Legal Description:** 2800 ISL  
BLVD WILLIAMS ISL CONDO UNIT 807  
UNDIV 0.584% INT IN COMMON  
ELEMENTS OFF REC 14786-865 OR  
15509-0352 0492 1 F/A/U  
30-2210-074-1500

**Association Fee:** 2694

**Association Fee Frequency:** Monthly

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

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## Courtesy of

**Office Name:** Societe Real Estate

