

## 3000 ISLAND BLVD 2406 AVENTURA FL 33160

<https://miamirealestateinc.com>

WOW! SPECTACULAR OCEAN VIEWS FRM THIS COMPLETELY RENOVATED MODERN HOME IN THE SKY.NO EXPENSE WAS SPARED & NOTHING ORIGINAL REMAINS.STUNNING WHITE LIGHT/BRIGHT RESIDENCE HAS THE FINEST FINISHES."OPEN"WHITE KITCHEN.ST OF THE ART W/TOP OF THE LINE APPLIANCES.WHITE QUARTZ COUNTERTOPS,WHITE GLOSS CABINETS.NEW BATHRM, ENLARGED SHOWER IN PRIMARY BEDRM W/DOUBLE VANITIES ALL MARBLE.WHITE LARGE PORCELAIN THROUGHOUT,CUSTOM LIGHTING,SMART HOME.HUGE [...]

**\$1,450,000**

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 2154 sq ft

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### Basics



**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 2154 sq ft

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 1989

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## Rooms & Units Description

**Unit Number:** 2406

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## Location Details

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

**Directions:** ENTER WILLIAMS ISLAND GUARD GATE, IN THE HEART OF AVENTURA NEAR SHOPS, RESTAURANTS, AVENTURA MALL, GREAT SCHOOLS, NEAR 2 INT'L AIRPORTS AND MINUTES TO THE BEACH

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## Property details

**Total Building Area:** 2154

**Subdivision Name:** 3000 ISL BLVD WILLIAMS IS

**Possession:** Closing & Funding

**Direction Faces:** East

**Parcel Number:** 28-22-10-070-1740

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## Property Features



**Building Features:** Exterior Lighting

**Interior Features:** Built-in Features, Bedroom on Main Level, Closet Cabinetry, Entrance Foyer, Pantry, Walk-In Closet(s)

**Pool Features:** Association

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

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Tile

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Bay, Intercoastal, Ocean

**Entry Level:** 24

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

**Waterfront Y/N:** 1

**Stories Total:** 30

**Exterior Features:** Balcony, Shutters Electric

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

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

**Appliances:** Dryer, Dishwasher, Electric Range, Microwave, Refrigerator, Trash Compactor, Washer

**Association Amenities:** Billiard Room, Marina, Bike Storage, Business Center, Clubhouse, Community Kitchen, Barbecue, Other, Picnic Area, Playground, Pool, Sauna, Tennis Court(s), Trail(s), Elevator(s)

**Cooling:** Central Air, Electric

**Covered Spaces:** 1

**Garage Spaces:** 1

**Heating:** Central, Electric

**Pets Allowed:** Size Limit, Yes

**View Y/N:** 1

**Entry Location:** 24

**Property Attached Y/N:** 1

**Attached Garage Y/N:** 1

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## Miscellaneous

**Public Survey Township:** 28

**Syndication Remarks:** WOW! SPECTACULAR OCEAN VIEWS FRM THIS RENOVATED MODERN HOME IN THE SKY.NO EXPENSE WAS SPARED.WHITE LIGHT/BRIGHT RESIDENCE HAS THE FINEST FINISHES

**Virtual Tour URL:**

<https://www.dropbox.com/s/x5j4nev1z5upk5f/3000IslandBlvd2406AventuraFL33160.mp4?dl=0>

**Public Survey Section:** 10

**Year Built Details:** Resale



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## Fees & Taxes

**Tax Annual Amount:** 5943

**Tax Year:** 2021

**Tax Legal Description:** 3000 ISL  
BLVD WILLIAMS ISL CONDO UNIT  
2406 UNDIV 0.5495% INT IN  
COMMON ELEMENTS OFF REC  
13932-896 F/A/U 30-2210-070-1740  
OR 18847-173 0999 4

**Association Fee:** 2300

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Association  
Management,Amenities,Common  
Areas,Insurance,Pool(s),Sewer,Security,Water

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## Courtesy of

**Office Name:** Coldwell Banker Realty

