

## 3000 ISLAND BLVD 2802 AVENTURA FL 33160

<https://miamirealestateinc.com>

Looking for a true 3BR/3.5BA home in desirable Williams Island with 180 degree intracoastal, ocean & sunset views? Then this 2600sf, double door entrance condo may be the perfect choice. On the 28th floor, there are only 4 units so the 02 line here is really an 03 model. An inviting entry foyer leads to [...]

\$1,050,000

- 3 beds
- 4 baths
- Condominium
- Residential
- Active
- 2607 sq ft

### Basics

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 2607 sq ft

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Year built:** 1989



---

## Rooms & Units Description

**Unit Number:** 2802

---

## Location Details

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

**Directions:** Biscayne Blvd. (US 1) to 183rd St. East on 183rd St. to the end to entrance to Williams Island. Bear right through first gate to second gate. Ask for the 3000 building.

---

## Property details

**Total Building Area:** 2607

**Subdivision Name:** WILLIAMS ISLAND

**Parcel Number:** 28-22-10-070-0840

**Possession:** Closing & Funding

---

## Property Features



**Exterior Features:**

Balcony,Barbecue,Porch,Storm/Security Shutters,Tennis Court(s)

**Waterfront Features:** Intracoastal Access

**Pool Features:** Heated

**Security Features:** Fire Sprinkler System

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Carpet,Marble

**Garage Spaces:** 2

**Heating:** Central,Electric

**Pets Allowed:** Size Limit,Yes

**View Y/N:** 1

**Entry Location:** 28

**Property Attached Y/N:** 1

**Stories Total:** 32

**Interior Features:** Built-in Features,Bedroom on Main Level,Dining Area,Separate/Formal Dining Room,Entrance Foyer,Eat-in Kitchen,Kitchen Island,Kitchen/Dining Combo,Split Bedrooms,Walk-In Closet(s)

**Window Features:** Blinds,Sliding

**Parking Features:** Covered,Two or More Spaces,Valet

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

**Association Amenities:** Marina,Bike Storage,Clubhouse,Community Kitchen,Fitness Center,Library,Barbecue,Picnic Area,Playground,Pool,Sauna,Spa/Hot Tub,Tennis Court(s),Trail(s),Transportation Service,Elevator(s)

**Cooling:** Central Air,Electric

**Covered Spaces:** 2

**Furnished:** Unfurnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** City,Intercoastal,Ocean

**Entry Level:** 28

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

**Waterfront Y/N:** 1

**Utilities:** Cable Available

---

## Miscellaneous

**Public Survey Township:** 28

**Syndication Remarks:** 2605sf, 3/3.5 in Williams Island. Panoramic intracoastal, ocean & sunset views from 3 balconies. Private club amenities in the heart of the city.

**Virtual Tour URL:** <https://tour.vht.com/434249664/IDX>

**Public Survey Section:** 10

**Year Built Details:** Resale



---

## Fees & Taxes

**Tax Annual Amount:** 6902

**Tax Legal Description:** 3000 ISL BLVD  
WILLIAMS ISL CONDO UNIT 2802 UNDIV  
0.6650 INT IN COMMON ELEMENTS OFF  
REC 13932-896 F/A/U 30-2210-070-0840  
OR 17966-1662 0198 1

**Association Fee Frequency:** Annually

**Tax Year:** 2021

**Association Fee:** 1700

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

---

## Courtesy of

**Office Name:** Coldwell Banker Realty

