#### **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
- Residentia
- 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 Parcel Number: 28-22-10-070-0840 Subdivision Name: WILLIAMS ISLAND 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

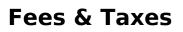
Public Survey Township: 28

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

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



Public Survey Section: 10



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

