



**\$2,200,000**

## **6000 ISLAND BLVD 2304 AVENTURA FL 33160**

<https://miamirealestateinc.com>

Beautiful 2 bedroom plus den, 2.5 baths with unbeatable direct water views from the 23rd floor. This unit is currently rented until August 31st 2023. Travertine floors in common areas and carpet in the bedrooms. All the amenities that you can need and the Williams Island.

- 3 beds
- 3 baths
- Condominium
- Residential
- Active
- 2030 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 2030 sq ft

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 2005



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## Rooms & Units Description

**Unit Number:** 2304

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## Location Details

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

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## Property details

**Total Building Area:** 2030

**Subdivision Name:** BELLAMARE @ WILLIAMS ISLA

**Parcel Number:** 28-22-10-092-1120 **Possession:** Closing & Funding

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## Property Features

**Exterior Features:**

Balcony, Security/High Impact  
Doors

**Parking Features:** One Space

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Carpet, Marble

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Bay, Ocean

**Entry Level:** 23

**Patio and Porch Features:**

Balcony, Open

**Stories Total:** 30

**Interior Features:** Closet Cabinetry, Kitchen Island

**Appliances:**

Dryer, Dishwasher, Microwave, Refrigerator, Washer

**Association Amenities:** Fitness Center, Elevator(s)

**Cooling:** Central Air

**Covered Spaces:** 1

**Garage Spaces:** 1

**Heating:** Central

**Pets Allowed:** Conditional, Yes

**View Y/N:** 1

**Entry Location:** 23

**Property Attached Y/N:** 1



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## Miscellaneous

**Public Survey Township:** 28

**Public  
Survey  
Section:** 10

**Syndication Remarks:** Beautiful 3 bedroom, 2.5 baths with unbeatable direct water views from the 23rd floor. This unit is currently rented until August 31st 2021

**Year Built  
Details:**  
Resale

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11310735>

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## Fees & Taxes

**Tax Annual Amount:** 13357

**Tax Year:** 2022

**Tax Legal Description:** BELLAMARE  
@ WILLIAMS ISLAND CONDO UNIT 2304  
UNDIV 0.3147% INT IN COMMON  
ELEMENTS OFF REC 23661-4229 COC  
24030-3702 11 2005 1

**Association Fee:** 2217

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Association  
Management,Amenities,Maintenance  
Grounds,Maintenance Structure,Recreation Facilities

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## Courtesy of

**Office Name:** Oceanica Real Estate, LLC

