



**\$1,250,000**

## **650 WEST AVE 2509 MIAMI BEACH FL 33139**

<https://miamirealestateinc.com>

Breathtaking Direct Bay View!! Spacious 2/2 Unit Available At The Floridian Condominium. This Beautiful Building Offers Great Amenities Including 2 Pools, Community Room, Fully Equipped Gym, Tennis Court, Barbecue Area, Bar Etc. Great Location. Easy to show

- 2 beds
- 2 baths
- Condominium
- Residential
- Active
- 1078 sq ft

### **Basics**

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 1997

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 1078 sq ft



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## Rooms & Units Description

**Unit Number:** 2509

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## Location Details

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

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## Property details

**Subdivision Name:** THE FLORIDIAN CONDO

**Parcel Number:** 02-42-04-014-2410

**Possession:** Other

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## Property Features



**Exterior Features:**

Barbecue,Tennis Court(s)

**Waterfront Features:** Bay Front

**Parking Features:** Two or More Spaces

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Wood

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Bay

**Entry Level:** 25

**Property Attached Y/N:** 1

**Stories Total:** 34

**Interior Features:** Bedroom on Main Level,Split Bedrooms,Walk-In Closet(s)

**Pool Features:** Association

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

**Association Amenities:** Boat Dock,Billiard Room,Bike Storage,Business Center,Cabana,Clubhouse,Elevator(s),Fitness Center,Barbecue,Picnic Area,Pool

**Cooling:** Central Air

**Covered Spaces:** 2

**Garage Spaces:** 2

**Heating:** Central

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 25

**Waterfront Y/N:** 1

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## Miscellaneous

**Public Survey Township:** 2

**Public Survey Section:** 4

**Syndication Remarks:** Breathtaking Direct Bay View!! Spacious 2/2 Unit Available At The Floridian Condominium. This Beautiful Building Offers Great Amenities

**Year Built Details:** Condo-Conversion

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11340887>

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## Fees & Taxes



**Tax Annual Amount:** 11000

**Tax Year:** 2022

**Tax Legal Description:** THE FLORIDIAN CONDO UNIT  
2509 UNDIV 0.003020065 INT IN COMMON ELEMENTS OFF  
REC 22370-1320 COC 24270-1304 02 2006 1

**Association Fee:** 1303

**Association Fee Frequency:** Monthly

**Association Fee Includes:**  
Amenities,Cable TV

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## Courtesy of

**Office Name:** SOBE International Realty

