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**\$1,875,000**

## **7000 ISLAND BLVD 2306 AVENTURA FL 33160**

<https://miamirealestateinc.com>

COMPLETELY RENOVATED!! NOTHING ORIGINAL REMAINS IN THIS DESIRABLE AND SOUGHT AFTER 3 BEDROOM 3 BATHROOM + POWDER ROOM CORNER UNIT. SPECTACULAR VIEWS OF THE OCEAN, CITY AND INTRACOASTAL FROM THE LARGE WRAP AROUND BALCONY.....HURRICANE IMPACT WINDOWS AND DOORS., LARGE PORCELAIN FLOORS THROUGHOUT, ELECTRIC BLINDS IN ALL THE ROOMS, LINEAR DIFFUSER A/C, SEPARATE LAUNDRY ROOM. . [...]

- 3 beds
- 4 baths
- Condominium
- Residential
- Active
- 2390 sq ft

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### **Basics**



**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 2390 sq ft

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Year built:** 1998

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## Rooms & Units Description

**Unit Number:** 2306

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## Location Details

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

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## Property details

**Total Building Area:** 2390

**Subdivision Name:** 7000 ISL BLVD WILLIAMS IS

**Parcel Number:** 28-22-10-084-1770 **Possession:** Closing & Funding

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## Property Features



**Exterior Features:** Balcony,Security/High Impact Doors,Tennis Court(s)

**Waterfront Features:** Intracoastal Access

**Pool Features:** Association,Heated

**Appliances:** Built-In Oven,Dryer,Dishwasher,Electric Range,Disposal,Microwave,Refrigerator,Trash Compactor,Washer

**Association Amenities:** Billiard Room,Bike Storage,Library,Playground,Pool,Spa/Hot Tub,Storage,Tennis Court(s),Trash,Transportation Service,Elevator(s)

**Cooling:** Central Air,Electric

**Covered Spaces:** 2

**Furnished:** Unfurnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Intercoastal,Ocean,Water

**Entry Level:** 23

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

**Waterfront Y/N:** 1

**Interior Features:** Bedroom on Main Level,Breakfast Area,Dual Sinks,First Floor Entry,Living/Dining Room,Walk-In Closet(s)

**Window Features:** Blinds

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

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Tile

**Garage Spaces:** 2

**Heating:** Central,Electric

**Pets Allowed:** Size Limit,Yes

**View Y/N:** 1

**Entry Location:** 23

**Property Attached Y/N:** 1

**Stories Total:** 32

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## Miscellaneous

**Public Survey Township:** 28

**Syndication Remarks:** COMPLETELY RENOVATED!! 3 BED 3.5 BATHROOM. VIEWS OF THE OCEAN, CITY & INTRACOASTAL LARGE CORNER BALCONY....HURRICANE IMPACT WINDOWS, PORCELAIN FLOORS

**Virtual Tour URL:** <https://tours.swift-pix.com/e/JyDXvxs>

**Public Survey Section:** 10

**Year Built Details:** Resale

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## Fees & Taxes



**Tax Annual Amount:** 14076

**Tax Year:** 2022

**Tax Legal Description:** 7000 ISL  
BLVD WILLIAMS ISL CONDO UNIT  
2306 UNDIV 0.3463 INT IN  
COMMON ELEMENTS OFF REC  
18228-2119 OR 21633-4934 09  
2003 5

**Association Fee:** 750

**Association Fee Frequency:**  
Monthly

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

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## Courtesy of

**Office Name:** Williams Island Realty, LLC

