



**\$1,395,000**

## **7000 ISLAND BLVD 2502 AVENTURA FL 33160**

<https://miamirealestateinc.com>

Enjoy this amazing 2,770 SF of Flow-Through East to West apartment with views of Aventura overlooking the bay, ocean, beautiful Prive and West views of the Club, newly remodeled pool area, island and Maule Lake. 3 bedrooms + Den with 3.5 bathrooms, oversized living areas and large dining room. Access to 3 balconies, wood flooring [...]

- 3 beds
- 4 baths
- Condominium
- Residential
- Active
- 2770 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 2770 sq ft

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Year built:** 1998



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## Rooms & Units Description

**Unit Number:** 2502

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## Location Details

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

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## Property details

**Total Building Area:** 2770

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

**Parcel Number:** 28-22-10-084-0700 **Possession:** Closing & Funding

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## Property Features



**Exterior Features:** Balcony,Storm/Security Shutters

**Waterfront Features:** Bay Front

**Parking Features:** Attached,Garage,Valet

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

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Tile,Wood

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Bay,Canal,Intercoastal,Ocean,Other,Pool

**Entry Level:** 25

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

**Waterfront Y/N:** 1

**Stories Total:** 32

**Interior Features:** Bedroom on Main Level,Closet Cabinetry,First Floor Entry,Handicap Access,Walk-In Closet(s)

**Pool Features:** Association,Heated

**Security Features:** Complex Fenced,Door Man,Security Guard,Fire Sprinkler System

**Association Amenities:** Marina,Clubhouse,Fitness Center,Barbecue,Picnic Area,Playground,Pool,Sauna,Spa/Hot Tub,Tennis Court(s),Trash,Elevator(s)

**Cooling:** Electric

**Covered Spaces:** 2

**Garage Spaces:** 2

**Heating:** Electric

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 25

**Property Attached Y/N:** 1

**Attached Garage Y/N:** 1

**Utilities:** Cable Available

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## Miscellaneous

**Public Survey Township:** 28

**Syndication Remarks:** Enjoy this amazing 2,770 SF of Flow-Through apartment with views of Aventura overlooking the bay, ocean, beautiful Prive and West views of the Club

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11520368>

**Public Survey Section:** 10

**Year Built Details:** New Construction

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## Fees & Taxes



**Tax Annual Amount:** 15915

**Tax Year:** 2023

**Tax Legal Description:** 7000 ISL BLVD  
WILLIAMS ISL CONDO UNIT 2502 UNDIV  
0.4013 INT IN COMMON ELEMENTS OFF REC  
18228-2119 OR 19186-1555 0600 1 COC  
26511-3111 07 200

**Association Fee:** 2044

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Amenities,Common  
Areas,Insurance,Maintenance  
Grounds,Maintenance Structure

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## Courtesy of

**Office Name:** Affinity International Realty

