

A11530790 © Miami MLS® 2024



**\$1,100,000**

## **9 ISLAND AVE 1409 MIAMI BEACH FL 33139**

<https://miamirealestateinc.com>

Spacious residence at 9 Island Condo 2 Bed, 2 Baths with an open terrace with views of the city and bay. Features floor-to-ceiling windows providing an abundance of natural light. Kitchen has been renovated. Washer & Dryer in the unit. Enjoy world-class amenities such as a bay front pool, fitness center, spa, yoga room, business [...]

- 2 beds
- 2 baths
- Condominium
- Residential
- Active
- 1477 sq ft

### **Basics**

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 1981

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 1477 sq ft



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## Rooms & Units Description

**Unit Number:** 1409

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## Location Details

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

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## Property details

**Total Building Area:** 1477

**Direction Faces:** East

**Disclosures:** Special Assessment

**Subdivision Name:** NINE ISLAND AVENUE CONDO

**Parcel Number:** 02-32-33-053-1700 **Possession:** Close Of Escrow

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## Property Features



**Exterior Features:** Balcony, Security/High Impact Doors

**Waterfront Features:** Bay Front

**Pool Features:** Heated

**Security Features:** Door Man, Lobby Secured, Fire Sprinkler System

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Laminate, Tile

**Garage Spaces:** 1

**Heating:** Central

**Pets Allowed:** Conditional, Yes

**View Y/N:** 1

**Entry Location:** 14

**Property Attached Y/N:** 1

**Stories Total:** 27

**Interior Features:** Bidet, Bedroom on Main Level, Closet Cabinetry, First Floor Entry, Living/Dining Room, Separate Shower, Walk-In Closet(s)

**Window Features:** Blinds, Impact Glass

**Parking Features:** Assigned, Covered, One Space

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

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

**Cooling:** Central Air

**Covered Spaces:** 1

**Furnished:** Unfurnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Bay, Water

**Entry Level:** 14

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

**Waterfront Y/N:** 1

**Utilities:** Cable Available

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## Miscellaneous

**Public Survey Township:** 2

**Syndication Remarks:** Exquisite residence at 9 Island Ave, Miami Beach. 2 Bed, 2 Bath with views of the city and bay.

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11530790>

**Public Survey Section:** 33

**Year Built Details:** Resale



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## Fees & Taxes

**Tax Annual Amount:** 14648

**Tax Year:** 2023

**Tax Legal Description:** NINE ISLAND  
AVENUE CONDO UNIT 1409 UNDIV  
0.338% INT IN COMMON ELEMENTS OFF  
REC 11301-109 COC 23974-0603 10  
2005 1

**Association Fee:** 2023

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Common Areas,Cable  
TV,Internet,Maintenance  
Structure,Parking,Sewer,Trash,Water

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## Courtesy of

**Office Name:** Brown Harris Stevens

