

A11307389 © Miami MLS® 2022



**\$1,695,000**

## **9 ISLAND AVE 1806 MIAMI BEACH FL 33139**

<https://miamirealestateinc.com>

Spectacular 2 bedrooms and 2 bathrooms with stunning views of the Miami bay. Large living & dining area One of the finest condos in the exclusive Sunset Harbor area. A large balcony overlooks the Bay and Miami skyline. Valet parking, Free valet parking for guests , on site management, koi pond, heated pool, assigned parking, [...]

- 2 beds
- 2 baths
- Condominium
- Residential
- Active
- 1440 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:** 1440 sq ft



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## Rooms & Units Description

**Unit Number:** 1806

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## Location Details

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

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## Property details

**Total Building Area:** 1440

**Subdivision Name:** NINE ISLAND AVENUE CONDO

**Possession:** Closing & Funding

**Disclosures:** Special Assessment

**Parcel Number:** 02-32-33-053-1140

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## Property Features



**Exterior Features:**

Balcony,Barbecue,Storm/Security Shutters,Tennis Court(s)

**Waterfront Features:** Bay Front

**Parking Features:** One Space

**Architectural Style:** Other

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Tile

**Garage Spaces:** 1

**Heating:** None

**View:** Bay

**Entry Level:** 18

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

**Waterfront Y/N:** 1

**Interior Features:** Bedroom on Main Level,Elevator,First Floor Entry,Living/Dining Room

**Pool Features:** Association

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

**Association Amenities:** Marina,Bike Storage,Fitness Center,Barbecue,Picnic Area,Pool,Storage,Tennis Court(s),Elevator(s)

**Cooling:** Central Air

**Covered Spaces:** 1

**Furnished:** Furnished

**Garage Y/N:** 1

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 18

**Property Attached Y/N:** 1

**Stories Total:** 26

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## Miscellaneous

**Public Survey Township:** 2

**Syndication Remarks:** Spectacular 2 bedroom and 2 bathroom with stunning views of the Miami bay

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11307389>

**Public Survey Section:** 33

**Year Built Details:** New Construction

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## Fees & Taxes



**Tax Annual Amount:** 13798

**Tax Year:** 2022

**Tax Legal Description:** NINE ISLAND AVENUE  
CONDO UNIT 1806 UNDIV 0.318% INT IN COMMON  
ELEMENTS OFF REC 11301-109 OR 19907-0207  
0801 1 COC 21892-2877 12 2003 1

**Association Fee:** 1832

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Common  
Areas,Maintenance  
Grounds,Parking,Pool(s)

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## Courtesy of

**Office Name:** Avanti Way Realty

