

## 9 ISLAND AVE 1808 MIAMI BEACH FL 33139

<https://miamirealestateinc.com>

Here it is! THE ONE you have waited for....CORNER UNIT- HIGH FLOOR- SE Corner with expansive VIEWS to the EAST, SOUTH and a partial WEST view of the skyline view from the living room. Elegant foyer entry. Great sized balcony with plenty of "outdoor" space! This unit has updated flooring, kitchen, & baths all remodeled. [...]

\$1,795,000

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 1837 sq ft

### Basics

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 1837 sq ft

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 1981



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## Rooms & Units Description

**Unit Number:** 1808

**Number of Units in the Community:** 270

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## Location Details

**County Or Parish:** Miami-Dade County **Directions:** 9 Island Ave on Belle Isle- The Venetian Islands.

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## Property details

**Total Building Area:** 1837

**Subdivision Name:** NINE ISLAND AVENUE CONDO

**Parcel Number:** 02-32-33-053-1540 **Possession:** Closing & Funding

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## Property Features



**Exterior Features:** Balcony

**Waterfront Features:** Bay Front

**Parking Features:** Attached,Garage,Two or More Spaces,Valet

**Appliances:** Dishwasher,Refrigerator

**Association Amenities:**  
Cabana,Clubhouse,Community Kitchen,Fitness Center,Barbecue,Other,Picnic Area,Playground,Pool,Spa/Hot Tub,Elevator(s)

**Cooling:** Central Air

**Covered Spaces:** 2

**Furnished:** Unfurnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Bay, City, Ocean, Water

**Entry Level:** 18

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

**Waterfront Y/N:** 1

**Stories Total:** 26

**Interior Features:** Built-in Features,Eat-in Kitchen,Living/Dining Room

**Pool Features:** Association

**Security Features:** Smoke Detector(s)

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Ceramic Tile, Marble, Other

**Garage Spaces:** 2

**Heating:** Central

**Pets Allowed:** Conditional, Yes

**View Y/N:** 1

**Entry Location:** 18

**Property Attached Y/N:** 1

**Attached Garage Y/N:** 1

**Utilities:** Cable Available

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## Miscellaneous

**Public Survey Township:** 2

**Public Survey Section:** 33

**Syndication Remarks:** High Floor SE CORNER unit- Rare Opportunity-with Two (2) parking spaces)

**Year Built Details:**  
Resale

**Virtual Tour URL:** <https://my.matterport.com/show/?m=P9N2xV5Krhx&brand=0>

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## Fees & Taxes



**Tax Year:** 2022

**Tax Legal Description:** NINE  
ISLAND AVENUE CONDO UNIT  
1808 UNDIV 0.429% INT IN  
COMMON ELEMENTS OFF REC  
11301-109 OR 16620-0058  
1294 1 COC 25449-2065 02  
2007 1

**Association Fee:** 2231

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Association  
Management,Amenities,Common  
Areas,Insurance,Legal/Accounting,Maintenance  
Grounds,Maintenance Structure,Pool(s),Security

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## Courtesy of

**Office Name:** Compass Florida, LLC.

