

A11652166 © Miami MLS® 2024



**\$1,750,000**

## 9 ISLAND AVE 2203

<https://miamirealestateinc.com>

NINE ISLAND AVENUE CONDO UNIT 2203 UNDIV 0.318% INT IN  
COMMON ELEMENTS OFF REC 11301-109 OR 13330-4379 0687 1

This exclusive opportunity presents the highly sought-after 03  
line, a rarity in availability. Perched on the 22nd floor, this  
contemporary apartment affords breathtaking views of the Miami  
skyline and picturesque Biscayne Bay, showcasing captivating  
sunsets. The [...]

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

## Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Floors:** 25 floors

**Year built:** 1981

**Subdivision Name:** NINE ISLAND AVENUE CONDO

**Type:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area:** 1440 sq ft

**View:** Bay,City,Pool

**County:** Miami-Dade

## Building Details

**Architectural Style:** HighRise

**Covered Spaces:** 1

**Floor covering:** CeramicTile, Other

**Construction Materials:** Block,Other

**Garage Spaces:** 1

### Amenities & Features

<b>Pool Features:</b> Association	<b>Parking Features:</b> Assigned,Covered,OneSpace,GarageDoorOpener
<b>Security Features:</b> DoorMan,ElevatorSecured,KeyCardEntry,SmokeDetectors	<b>Patio &amp; Porch Features:</b> Deck
<b>Association Amenities:</b> Marina,CommunityKitchen,FitnessCenter,Pool,Storage,TennisCourts,Trash	<b>Waterfront Features:</b> Bayfront,NavigableWater,OceanAccess,Other
<b>Utilities:</b> CableAvailable	<b>Window Features:</b> Blinds,Sliding,ImpactGlass
<b>Cooling:</b> CentralAir	<b>Exterior Features:</b> Barbecue,Deck,TennisCourts
<b>Heating:</b> HeatPump	<b>Interior Features:</b> Bidet,BuiltInFeatures,BedroomOnMainLevel,BreakfastArea,ClosetCabinetry,FirstFloorEntry,LivingDiningRoom,CustomMirrors,Other,SeparateShower,WalkInClosets,Bar
<b>Laundry Features:</b> WasherHookup,DryerHookup	<b>Appliances:</b> Dryer,Dishwasher,ElectricRange,ElectricWaterHeater,Microwave,Other
<b>Features:</b> ExteriorLighting	

## Expenses, Fees & Taxes

**Association Fee:** \$1,950

**Tax Year:** 2022

**Tax Annual Amount:** \$17,944

## Miscellaneous

**Association Fee Frequency:** Monthly

**Listing Terms:** Cash,Conventional

**List Office Name:** Barnes International Realty, LLC

