

\$1,395,000

## 9 ISLAND AVE 905 MIAMI BEACH FL 33139

<https://miamirealestateinc.com>

RARELY available 05 line! This is the ONE! THE BEST location, amenities with bayside/downtown VIEWS! UPDATED unit! Kitchen in '04, stunning Kohler /Duravit custom baths (soaking tub) in 2022! Large porcelain floor tiles (non slip on balcony) split floor plan, large walk in closets, recess lights, \*\*NEW IMPACT windows/doors already ordered and will be installed [...]

- 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



---

## Rooms & Units Description

**Unit Number:** 905

---

## Location Details

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

**Directions:** AAA location!! Located on Belle Isle -walk to Purdy Ave shops/cafes, Lincoln Rd, park & dog park right across the street, and across from The Standard Hotel. 9 Island Ave is THE building to be in on Belle Isle- the BEST amenities. This is the one!

---

## Property details

**Total Building Area:** 1440

**Subdivision Name:** NINE ISLAND AVENUE CONDO

**Parcel Number:** 02-32-33-053-0860 **Possession:** Closing & Funding

---

## Property Features



**Building Features:** Exterior Lighting

**Interior Features:** Dining Area, Separate/Formal Dining Room, Eat-in Kitchen, Living/Dining Room, Split Bedrooms, Walk-In Closet(s)

**Window Features:** Blinds, Impact Glass

**Appliances:** Dishwasher

**Association Amenities:** Boat Dock, Bike Storage, Cabana, Clubhouse, Barbecue, Picnic Area, Playground, Spa/Hot Tub, Elevator(s)

**Cooling:** Central Air

**Covered Spaces:** 1

**Garage Spaces:** 1

**Heating:** Central

**Pets Allowed:** Conditional, Yes

**View Y/N:** 1

**Entry Location:** 9

**Property Attached Y/N:** 1

**Stories Total:** 26

**Exterior Features:** Balcony

**Waterfront Features:** Bay Front, Ocean Access

**Parking Features:** Guest, One Space, Valet

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Ceramic Tile, Tile

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Bay, City, Water

**Entry Level:** 9

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

**Waterfront Y/N:** 1

**Utilities:** Cable Available

---

## Miscellaneous

**Public Survey Township:** 2

**Syndication Remarks:** Location, Amenities & VIEWS!! and...it's updated

**Virtual Tour URL:**

<https://my.matterport.com/show/?m=DvfMLoDQs55&brand=0>

**Public Survey Section:** 33

**Year Built Details:** Resale

---

## Fees & Taxes



**Tax Annual Amount:** 11834 **Tax Year:** 2021

**Tax Legal Description:** NINE **Association Fee:** 1675  
ISLAND AVENUE CONDO UNIT  
905 UNDIV 0.318% INT IN  
COMMON ELEMENTS OFF REC  
11301-109 OR 18789-412  
0999 1 COC 22847-1872 11  
2004 1

**Association Fee Frequency:** Monthly **Association Fee Includes:** Association Management, Common Areas, Insurance, Legal/Accounting, Maintenance Grounds, Maintenance Structure, Pool(s), Recreation Facilities, Roof, Sewer, Security

---

## Courtesy of

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

