

# 1300 S MIAMI AVE 2504 MIAMI FL 33130

<https://www.cays.com>

\$ 650,000.00



Set on South Miami Avenue in the heart of Brickell, the SLS Brickell is surrounded by chic boutiques, top restaurants and exciting nightlife that make it and all day destination. The elegant design of this Pristine unit offers floors to ceiling walls of glass overlooking the city skyline and the Biscayne...

- 1 bed
- 1 bath
- Condominium

## CALL US NOW

Phone: 305.6000.958

Email: [www.cays.com](http://www.cays.com)

Address: Cays Realty - Miami Real Estate Company, 1000 5th Street Ste 1320, Miami Beach, FL 33139

## BASIC FACTS

<b>MLS #:</b> A11510373	<b>Post Updated:</b> 2024-03-18 06:31:39
<b>Bedrooms:</b> 1	<b>Bathrooms:</b> 1
<b>Bathrooms Full:</b> 1	<b>Area:</b> 699 sq ft
<b>Lot Size Units:</b> Square Feet	<b>Year built:</b> 2016
<b>Status:</b> Active	<b>Type:</b> Condominium

## ROOMS & UNITS DESCRIPTION

<b>Unit Number:</b> 2504	<b>Number of Units in the Community:</b> 450
<b>Total Rooms:</b> 3	

## PROPERTY FEATURES

<b>Exterior Features:</b> Security/High Impact Doors	<b>Interior Features:</b> Breakfast Bar,Built-in Features,Breakfast Area,Convertible Bedroom,Closet Cabinetry,Living/Dining Room,Main Living Area Entry Level,Separate Shower
<b>Window Features:</b> Blinds,Impact Glass	<b>Pool Features:</b> Association,Heated
<b>Parking Features:</b> Assigned,Covered,Detached Carport,Detached,Garage,One Space	<b>Security Features:</b> Intercom,Lobby Secured,Fire Sprinkler System,Smoke Detector(s)
<b>Appliances:</b> Built-In Oven,Dryer,Dishwasher,Electric Range,Disposal,Ice Maker,Microwave,Refrigerator,Self Cleaning Oven,Trash Compactor	<b>Architectural Style:</b> High Rise,Split-Level

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**Association Amenities:** Billiard Room,Business Center,Clubhouse,Fitness Center,Hobby Room,Pool

**Carport Y/N:** 1

**Cooling:** Central Air

**Covered Spaces:** 2

**Furnished:** Unfurnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Bay,City

**Entry Level:** 25

**Stories Total:** 54

**Carport Spaces:** 1

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Ceramic Tile

**Garage Spaces:** 1

**Heating:** Heat Pump

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 25

**Utilities:** Cable Available

PROPERTY DETAILS

**Builder Model:** 04

**Direction Faces:** East

**Parcel Number:** 01-41-39-126-1290

**Living Area Source:** Builder

**Total Building Area:** 699 sq ft

**Subdivision Name:** 1300 S MIAMI AVENUE CONDO

**Possession:** Closing & Funding,Close Of Escrow

FEES & TAXES

**Tax Annual Amount:** \$ 7,781.00

**Tax Year:** 2023

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**Tax Legal Description:** 1300 S **Association Fee:** \$ 907.00

MIAMI AVENUE CONDO UNIT

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COMMON ELEMENTS OFF REC

28717-2894

**Association Fee Frequency:**

Monthly

**Association Fee Includes:** Association

Management,Common Areas,Cable TV,Hot

Water,Internet,Parking,Pool(s),Sewer,Security,Trash,Water

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