

2525 SW 3RD AVE 807 MIAMI FL 33129

https://www.cays.com



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\$599,000



Discover The Nordica at Roads: Spacious 2-Bed, 2-Bath Condo with All the Amenities! This condo has it all, from in-unit laundry to 24/7 concierge service. Enjoy sleek vinyl floors, an open kitchen, new appliances year 2023 and AC year 2024, high ceilings, 2 assigned parking spots, a pool, jacuzzi, gym, massage room, lounge, and more! [...]

- 2 beds
- 2 baths
- Condominium
- Residential
- Active
- 1021 sq ft

### Basics

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 2007

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 1021 sq ft



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## Property details

**Total Building Area:** 1021

**Subdivision Name:** NORDICA CONDO

**Parcel Number:** 01-41-39-114-0720

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

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## Property Features

**Exterior Features:** Balcony

**Interior Features:** Bedroom on Main Level,Living/Dining Room,Walk-In Closet(s)

**Window Features:** Blinds

**Pool Features:** Association

**Parking Features:** Two or More Spaces

**Security Features:** Closed Circuit Camera(s),Door Man,Secured Garage/Parking,Smoke Detector(s)

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

**Association Amenities:** Business Center,Clubhouse,Fitness Center,Pool,Trash,Elevator(s)

**Construction Materials:** Block

**Cooling:** Central Air

**Cooling Y/N:** 1

**Covered Spaces:** 2

**Flooring:** Wood

**Garage Spaces:** 2

**Garage Y/N:** 1

**Heating:** Central

**Heating Y/N:** 1

**Pets Allowed:** Size Limit,Yes

**View:** City

**Entry Level:** 8

**Entry Location:** 8

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

**Property Attached Y/N:** 1

**Stories Total:** 18

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## Rooms & Units Description

**Unit Number:** 807

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## Location Details



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## Fees & Taxes

**Tax Annual Amount:** 5281

**Tax Year:** 2023

**Tax Legal Description:**

NORDICA CONDO UNIT 807  
UNDIV 0.771286% INT IN  
COMMON ELEMENTS OFF REC  
25998-4842 COC 26088-0500 11  
2007 1

**Association Fee:** 1177

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Insurance, Maintenance  
Grounds, Maintenance  
Structure, Parking, Sewer, Security, Trash, Water

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## Miscellaneous

**Public Survey Township:** 1

**Public Survey Section:** 39

**Syndication Remarks:** Stunning Two-Bedroom Condo, 2 parking  
spaces.

**Year Built Details:** Resale

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## Courtesy of

**Office Name:** Miami Style Realty LLC

