

# 4000 ISLAND BLVD 2106 AVENTURA FL 33160

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\$ 2,350,000.00



STUNNING PROFESSIONALLY DESIGNED UNIT W/ MAGNIFICENT VIEWS OF THE INTRACOASTAL & OCEAN. GENEROUS LIVING SPACE INCLUDES A WINE ROOM, BUILT-IN BAR (PERFECT FOR ENTERTAINING), AND A SEPARATE DEN W/ FLOOR-TO-CEILING WINDOWS AND HARDWOOD FLOORS. THE UNIT FEATURES ELECTRIC SHADES, SMART HOME CONTROLS, TOP OF THE LINE KITCHEN APPLIANCES. THE OVERSIZED...

- 3 beds
- 4 baths
- Condominium

## CALL US NOW

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

BASIC FACTS

<b>MLS #:</b> A11557642	<b>Post Updated:</b> 2024-04-03 05:48:39
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 4
<b>Bathrooms Full:</b> 4	<b>Area:</b> 3335 sq ft
<b>Lot Size Units:</b> Square Feet	<b>Year built:</b> 1985
<b>Status:</b> Active	<b>Type:</b> Condominium

ROOMS & UNITS DESCRIPTION

**Unit Number:** 2106

PROPERTY FEATURES

<b>Exterior Features:</b> Balcony,Storm/Security Shutters	<b>Interior Features:</b> Bedroom on Main Level,Eat-in Kitchen,Living/Dining Room,Separate Shower,Walk-In Closet(s)
<b>Waterfront Features:</b> Intracoastal Access	<b>Pool Features:</b> Association
<b>Parking Features:</b> One Space,Valet	<b>Security Features:</b> Closed Circuit Camera(s),Lobby Secured,Security Guard,Smoke Detector(s)
<b>Appliances:</b> Dryer,Dishwasher,Electric Range,Disposal,Ice Maker,Microwave,Refrigerator,Washer	<b>Architectural Style:</b> High Rise
<b>Association Amenities:</b> Marina,Clubhouse,Playground,Pool,Spa/Hot Tub,Tennis Court(s),Trail(s),Transportation Service	<b>Construction Materials:</b> Block
<b>Cooling:</b> Central Air,Electric	<b>Cooling Y/N:</b> 1

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<b>Covered Spaces:</b> 1	<b>Flooring:</b> Ceramic Tile,Wood
<b>Garage Spaces:</b> 1	<b>Garage Y/N:</b> 1
<b>Heating:</b> Central,Electric	<b>Heating Y/N:</b> 1
<b>Pets Allowed:</b> Size Limit,Yes	<b>View:</b> Intercoastal,Ocean
<b>View Y/N:</b> 1	<b>Entry Level:</b> 21
<b>Entry Location:</b> 21	<b>Patio and Porch Features:</b> Balcony,Open
<b>Property Attached Y/N:</b> 1	<b>Waterfront Y/N:</b> 1
<b>Stories Total:</b> 32	<b>Utilities:</b> Cable Available

PROPERTY DETAILS

<b>Total Building Area:</b> 3335 sq ft	<b>Direction Faces:</b> East
<b>Subdivision Name:</b> 4000 ISL BLVD WILLIAMS IS	<b>Parcel Number:</b> 28-22-10-067-1500
<b>Possession:</b> Closing & Funding	

FEES & TAXES

<b>Tax Annual Amount:</b> \$ 21,055.00	<b>Tax Year:</b> 2023
<b>Tax Legal Description:</b> 4000 ISL BLVD WILLIAMS ISL CONDO UNIT 2106 UNDIV .8892% INT IN COMMON ELEMENTS OFF REC 12519-2663 OR 13351-99 0787 1 F/A/U 30- 2210-067-1500	<b>Association Fee:</b> \$ 3,776.00
<b>Association Fee Frequency:</b> Monthly	<b>Association Fee Includes:</b> Amenities,Common Areas,Cable TV,Maintenance Structure,Parking,Sewer,Security,Trash,Water

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