

# 6000 ISLAND BLVD PH4 AVENTURA FL 33160

<https://www.cays.com>

\$ 24,900,000.00



A one of a kind residence offering award winning features within nearly 10,000 s/f of lavish living space. Features include a private lobby entrance on both floors, 5 bedrooms with private baths and 2 glamorously appointed guest baths. Enjoy 180 degree east & west terrace views from both floors surrounding...

- 5 beds
- 7 baths
- 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> A11012920	<b>Post Updated:</b> 2024-03-23 05:47:21
<b>Bedrooms:</b> 5	<b>Bathrooms:</b> 7
<b>Bathrooms Half:</b> 1	<b>Bathrooms Full:</b> 6
<b>Area:</b> 6377 sq ft	<b>Lot Size Units:</b> Square Feet
<b>Year built:</b> 2005	<b>Status:</b> Active
<b>Type:</b> Condominium	

ROOMS & UNITS DESCRIPTION

<b>Unit Number:</b> PH4	<b>Number of Units in the Community:</b> 218
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PROPERTY FEATURES

<b>Exterior Features:</b> Balcony,Barbecue,Security/High Impact Doors	<b>Interior Features:</b> Built-in Features,Dining Area,Separate/Formal Dining Room,Dual Sinks,Second Floor Entry,Entrance Foyer,Eat-in Kitchen,First Floor Entry,High Ceilings,Jetted Tub,Kitchen Island,Main Level Primary,Main Living Area Entry Level,Other,Pantry,Sitting Area in Primary,Walk-In Closet(s),Elevator
<b>Waterfront Features:</b> Intracoastal Access,No Fixed Bridges,Ocean Access	<b>Window Features:</b> Blinds,Drapes,Impact Glass
<b>Pool Features:</b> Heated	<b>Parking Features:</b> Assigned,Attached,Garage,Valet

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**Security Features:** Door Man,Security Guard,Smoke Detector(s)

**Architectural Style:** High Rise,Penthouse,Split-Level

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Marble,Wood

**Garage Spaces:** 6

**Heating:** Central

**Pets Allowed:** Size Limit,Yes

**View Y/N:** 1

**Entry Location:** 30

**Property Attached Y/N:** 1

**Attached Garage Y/N:** 1

**Utilities:** Cable Available

**PROPERTY DETAILS**

**Builder Model:** Twin-Level Double PH

**Direction Faces:** East

**Parcel Number:** 28-22-10-092-2150

**Living Area Source:** Owner

**Appliances:** Some Gas Appliances,Built-In Oven,Dryer,Dishwasher,Ice Maker,Microwave,Refrigerator,Water Purifier,Washer

**Association Amenities:** Basketball Court,Boat Dock,Billiard Room,Marina,Bike Storage,Business Center,Clubhouse,Fitness Center,Pool,Sauna,Spa/Hot Tub,Trail(s),Elevator(s)

**Cooling:** Central Air

**Covered Spaces:** 6

**Furnished:** Furnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** City,Intercoastal,Ocean

**Entry Level:** 30

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

**Waterfront Y/N:** 1

**Stories Total:** 30

**Total Building Area:** 6377 sq ft

**Subdivision Name:** BELLAMARE @ WILLIAMS ISLA

**Possession:** Closing & Funding

**Property Condition:** Updated/Remodeled

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## FEES & TAXES

**Tax Annual Amount:** \$ 51,531.00

**Tax Year:** 2020

**Tax Legal Description:** BELLAMARE @  
WILLIAMS ISLAND CONDO UNIT PH4 UNDIV  
0.9887% INT IN COMMON ELEMENTS OFF REC  
23661-4229 COC 25361-0349 12 2006 1

**Association Fee:** \$ 1,700.00

**Association Fee Frequency:** Annually

**Association Fee Includes:** Association  
Management,Amenities,Common  
Areas,Internet,Legal/Accounting,Maintenance  
Grounds,Maintenance  
Structure,Parking,Pool(s),Recreation  
Facilities,Reserve  
Fund,Sewer,Security,Trash,Water

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