

# 185 SE 14TH TER 2306 MIAMI FL 33131

<https://www.cays.com>

\$ 480,000.00



Incredible investment opportunity in Brickell with diverse options. Rent long term, Hotel Program option, or live in one of the least expensive 2/2 units available in the Brickell area. Superb water views and amenity rich building, featuring a heated pool with hot tub and tiki bar, sauna, BBQ grill and...

- 2 beds
- 2 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

**MLS #:** A11526079

**Bedrooms:** 2

**Bathrooms Full:** 2

**Lot Size Units:** Square Feet

**Status:** Active

**Post Updated:** 2024-03-18 00:05:14

**Bathrooms:** 2

**Area:** 930 sq ft

**Year built:** 1998

**Type:** Condominium

## ROOMS & UNITS DESCRIPTION

**Unit Number:** 2306

## PROPERTY FEATURES

### Exterior Features:

Balcony, Barbecue, Security/High Impact Doors on Main Level, Living/Dining Room, Split

### Interior Features:

Bedrooms, Walk-In Closet(s), Bar

### Accessibility Features:

Accessible Approach with Ramp, Accessible Hallway(s)

### Window Features:

Impact Glass

### Pool Features:

Association, Heated

### Parking Features:

Assigned, Attached, Covered, Garage, One Space, Garage Door Opener

### Security Features:

Key Card Entry, Lobby Secured, Security Guard, Fire Sprinkler System, Smoke Detector(s)

### Appliances:

Dryer, Dishwasher, Electric Range, Disposal, Ice Maker, Microwave, Refrigerator, Washer

### Architectural Style:

High Rise

### Association Amenities:

Bike Storage, Clubhouse, Fitness Center, Barbecue, Picnic Area, Pool, Sauna, Spa/Hot Tub, Trash, Elevator(s)

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**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Tile

**Garage Spaces:** 1

**Heating:** Central

**Pets Allowed:** Conditional, Yes

**View Y/N:** 1

**Entry Location:** 23

**Property Attached Y/N:** 1

**Stories Total:** 29

**Cooling:** Central Air

**Covered Spaces:** 1

**Furnished:** Unfurnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Bay, City, Water

**Entry Level:** 23

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

**Attached Garage Y/N:** 1

**Utilities:** Cable Available

## PROPERTY DETAILS

**Total Building Area:** 930 sq ft

**Subdivision Name:** FORTUNE HOUSE  
CONDO

**Possession:** Close Of Escrow, Subject To  
Tenant Rights

**Direction Faces:** South

**Parcel Number:** 01-41-39-065-1320

## FEES & TAXES

**Tax Annual Amount:** \$ 6,704.00

**Tax Year:** 2023

**Tax Legal Description:** FORTUNE HOUSE  
CONDO UNIT 2306 UNDIV 0.38834 INT IN  
COMMON ELEMENTS OFF REC 18240-2969  
OR 18659-1457 0599 1 COC 22325-3829 05  
2004 1

**Association Fee:** \$ 1,177.00

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**Association Fee Frequency:** Monthly

**Association Fee Includes:** Association Management,Amenities,Common Areas,Cable TV,Insurance,Maintenance Grounds,Maintenance Structure,Pest Control,Pool(s),Reserve Fund,Sewer,Security,Trash,Water

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