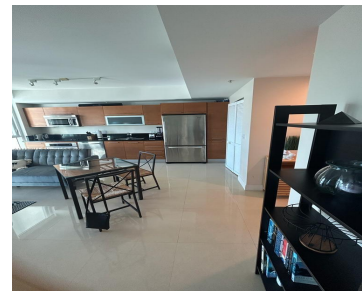
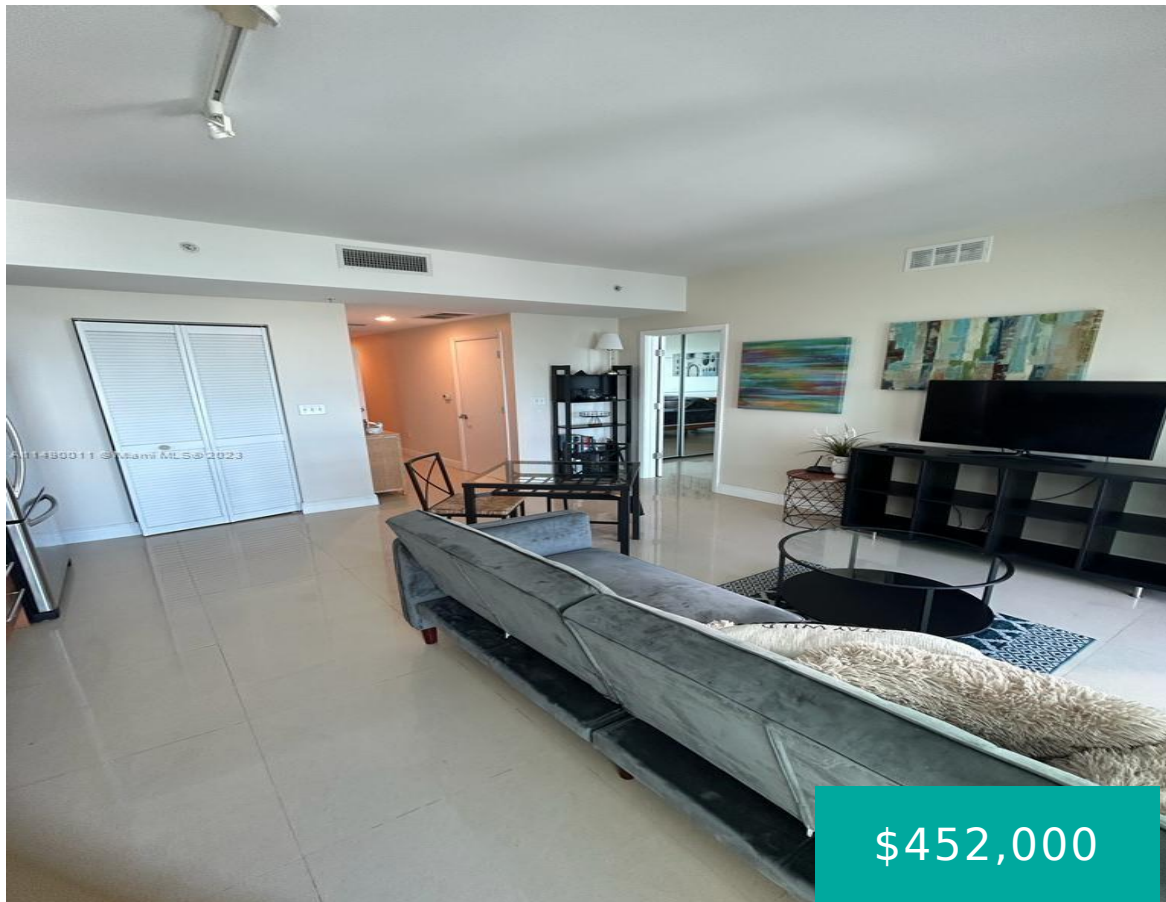


253 NE 2ND ST 3107 MIAMI FL 33132

<https://www.cays.com>



\$452,000

Find your luxury at Viscayne South tower, in the heart of Downtown. This beautiful unit fully furnished with everything you need just to walk in with your suitcase and start your new life. 4 pools, new gym, spa, security 24 hs, and just 5 minutes away from Brickell, breathtaking views of Biscayne Bay. The place [...]

- 1 bed
- 1 bath
- Condominium
- Residential
- Active
- 632 sq ft

## Basics

**Bathrooms Full:** 1

**Category:** Residential

**Status:** Active

**Bathrooms:** 1 bath

**Year built:** 2008

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 1 bed

**Area:** 632 sq ft



---

## Property details

**Total Building Area:** 632

**Subdivision Name:** VIZCAYNE SOUTH CONDO

**Parcel Number:** 01-41-37-065-2160 **Possession:** Close Of Escrow

---

## Property Features

**Exterior Features:** Deck,Fruit Trees,Security/High Impact Doors

**Laundry Features:** Washer Hookup,Dryer Hookup

**Window Features:** Impact Glass,Skylight(s)

**Parking Features:** Assigned,Covered,One Space,Garage Door Opener

**Appliances:** Dryer,Dishwasher,Electric Range,Electric Water Heater,Disposal,Microwave,Other,Refrigerator,Self Cleaning Oven

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

**Cooling:** Central Air

**Covered Spaces:** 1

**Garage Spaces:** 1

**Heating:** Central

**Pets Allowed:** No

**View Y/N:** 1

**Entry Location:** 31

**Waterfront Y/N:** 1

**Interior Features:** First Floor Entry,Pantry,Skylights,Air Filtration,Elevator

**Waterfront Features:** Bay Front,Ocean Front

**Pool Features:** Association,Heated

**Security Features:** Door Man,Key Card Entry,Fire Sprinkler System

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Other

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Bay

**Entry Level:** 31

**Patio and Porch Features:** Deck

**Stories Total:** 49

---

## Rooms & Units Description



**Unit Number:** 3107

---

## Location Details

**County Or Parish:** Miami-Dade County      **Elementary School:** Douglass; Frederick

**High School:** School for Adv Studies North

---

## Fees & Taxes

**Tax Annual Amount:** 6557

**Tax Year:** 2022

**Tax Legal Description:** VIZCAYNE  
SOUTH CONDO UNIT 3107 UNDIV  
0.146568% INT IN COMMON ELEMENTS  
OFF REC 26632-2809 AMDT OR  
27624-3748 (NAME CHANGE) FKA  
EVERGLADES ON

**Association Fee:** 695

**Association Fee Frequency:** Monthly

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

---

## Miscellaneous

**Public Survey Township:** 1

**Public  
Survey  
Section:** 37

**Syndication Remarks:** Perfect unit with the best view of Viscaya Bay, Bayfront.  
Great price for investors or for your future home. A Miami Association of Realtors.

**Year Built  
Details:**  
Effective Year  
Built

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11490011>

---

## Courtesy of



**Office Name:** Avanti Way Realty LLC

