

# 2600 ISLAND BLVD 101 AVENTURA FL 33160

<https://www.cays.com>



\$2,000,000



AMAZING OPPORTUNITY TO LIVE IN THE EXCLUSIVE RESIDENCE DU CAP BUILDING AT WILLIAMS ISLAND. THIS UNIQUE GROUND FLOOR UNIT OFFERS DIRECT ACCESS OUTSIDE TO THE WATERS EDGE, TRULY LIKE LIVING IN A PRIVATE HOME. ENJOY THIS 3 BEDROOM/ 3 BATH HOME FEATURING HIGH CEILINGS, MARBLE FLOORS, OVERSIZED WALK-IN CLOSETS, LARGE WRAP-AROUND TERRACE, SPACIOUS KITCHEN. LIVE [...]

- 3 beds
- 3 baths
- Condominium
- Residential
- Active
- 2450 sq ft

## Basics

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 1997

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 2450 sq ft



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## Property details

**Total Building Area:** 2450

**Subdivision Name:** 2600 ISL BLVD WILLIAMS IS

**Possession:** Closing & Funding

**Disclosures:** Special Assessment

**Parcel Number:** 28-22-10-081-0010

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## Property Features

**Exterior Features:** Balcony

**Waterfront Features:** Intracoastal Access

**Parking Features:** One Space,Valet

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

**Association Amenities:** Bike Storage,Fitness Center,Pool,Spa/Hot Tub,Transportation Service

**Cooling:** Central Air,Electric

**Covered Spaces:** 1

**Garage Spaces:** 1

**Heating:** Central,Electric

**Pets Allowed:** Size Limit,Yes

**Entry Level:** 1

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

**Waterfront Y/N:** 1

**Interior Features:** Bedroom on Main Level,Breakfast Area,First Floor Entry,Living/Dining Room

**Pool Features:** Association

**Security Features:** Closed Circuit Camera(s),Lobby Secured,Security Guard,Smoke Detector(s)

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Marble,Wood

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Garden,Intercoastal

**Entry Location:** 1

**Property Attached Y/N:** 1

**Stories Total:** 32

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## Rooms & Units Description

**Unit Number:** 101



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## Location Details

**County Or Parish:** Miami-Dade County

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## Fees & Taxes

**Tax Annual Amount:** 12152

**Tax Year:** 2022

**Tax Legal Description:** 2600 ISL  
BLVD WILLIAMS ISL CONDO UNIT  
101 UNDIV 0.4291% INT IN  
COMMON ELEMENTS OFF REC  
17797-2609 OR  
21266-3442/21725-2751 0503 4  
COC 22314-

**Association Fee:** 2583

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Common Areas,Cable  
TV,Internet,Maintenance Grounds,Maintenance  
Structure,Parking,Pool(s),Sewer,Security,Trash,Water

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## Miscellaneous

**Public Survey Township:** 28

**Public  
Survey  
Section:** 10

**Syndication Remarks:** UNIQUE UNIT OFFERS DIRECT ACCESS OUTSIDE TO THE  
WATERS EDGE, 3 BR/3 BA W/ HIGH CEILINGS, MARBLE FLRS, LARGE WALK-IN  
CLOSETS, LARGE WRAP-AROUND TERRACE

**Year Built  
Details:**  
Resale

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11370841>

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## Courtesy of

**Office Name:** Williams Island Realty, LLC

