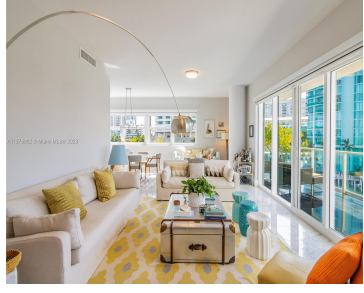


# 6103 AQUA AVE 403 MIAMI BEACH FL 33141

<https://www.cays.com>



\$2,950,000



Exquisite living at one of the most prestigious private islands in the heart of Miami Beach. Unit 403 is a stunning and warm home, fully upgraded and offering an unparalleled lifestyle with tranquil views of the bay from every room. Spears 403 apartment is a turn-key apartment with a spacious and modern floor-plan, generous areas [...]

- 3 beds
- 4 baths
- Condominium
- Residential
- Active
- 2343 sq ft

## Basics

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 2343 sq ft

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Year built:** 2004



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## Property details

**Total Building Area:** 2343

**Direction Faces:** South

**Disclosures:** Special Assessment

**Subdivision Name:** SPEAR AT AQUA CONDO

**Parcel Number:** 02-32-11-077-0260 **Possession:** Close Of Escrow

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## Property Features

**Building Features:** Exterior Lighting

**Interior Features:** Built-in Features,Bedroom on Main Level,Breakfast Area,Closet Cabinetry,Dining Area,Separate/Formal Dining Room,Dual Sinks,First Floor Entry,Custom Mirrors,Separate Shower,Walk-In Closet(s),Elevator

**Window Features:** Impact Glass

**Parking Features:** Attached,Garage,Two or More Spaces

**Appliances:** Built-In Oven,Dryer,Dishwasher,Electric Range,Microwave,Refrigerator,Washer

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Marble

**Garage Spaces:** 2

**Heating:** Electric

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 4

**Property Attached Y/N:** 1

**Attached Garage Y/N:** 1

**Utilities:** Cable Available

**Exterior Features:**

Barbecue,Deck,Security/High Impact Doors

**Waterfront Features:** Bay Front,Canal Front,Creek

**Pool Features:** Association,Heated

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

**Association Amenities:** Billiard Room,Business Center,Clubhouse,Fitness Center,Barbecue,Other,Picnic Area,Pool,Sauna,Spa/Hot Tub,Trash,Elevator(s)

**Cooling:** Electric

**Covered Spaces:** 2

**Furnished:** Unfurnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Bay,Canal,Intercoastal

**Entry Level:** 4

**Patio and Porch Features:** Deck

**Waterfront Y/N:** 1

**Stories Total:** 13



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## Rooms & Units Description

**Unit Number:** 403

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## Location Details

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

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## Fees & Taxes

**Tax Annual Amount:** 19831

**Tax Year:** 2022

**Tax Legal Description:** SPEAR AT  
AQUA CONDO UNIT 403 UNDIV  
0.018022 INT IN COMMON  
ELEMENTS OFF REC 22936-1320  
COC 23604-1636 07 2005 1

**Association Fee:** 4051

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Association  
Management,Amenities,Common Areas,Hot  
Water,Parking,Sewer,Security,Trash,Water

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## Miscellaneous

**Public Survey Township:** 2

**Public  
Survey  
Section:** 11

**Syndication Remarks:** Exquisite living at one of the most prestigious private islands in the heart of Miami Beach. Unit 403 is a stunning and warm home.

**Year Built  
Details:**  
Resale

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11376902>

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## Courtesy of



**Office Name:** Compass Florida, LLC.

