

INES FLAX

YOUR PREMIER OCEANFRONT SPECIALIST
& MOST TRUSTED NAME IN SOUTH FLORIDA REAL ESTATE.





Price: \$699,999		MLS Number: A12055674		Condo / Town Home	
3000 Island Blvd Unit 505, Aventura, Florida 33160 USA					
Beds: 2		Baths: 2		Living Area: 1,607	
Unit: 505		HOA Fees: \$3,237		Waterfront: YES	
Year Built: 1988					
Community: 3000 ISL BLVD WILLIAMS IS			Subdivision: 3000 ISL BLVD WILLIAMS IS		
Elementary School: Aventura Waterways			Junior High: Highland Oaks		

ABOUT THIS PROPERTY

BIG PRICE REDUCTION OPPORTUNITY** Panoramic water views from sunrise to sunset at prestigious Williams Island with rich high-gloss wood cabinetry, granite counters and designer mosaic backsplash, plus a wet bar with wine refrigerator and balcony overlooking the Intracoastal with ocean glimpses beyond. Originally built as a 2BR/2BA, the primary suite now a 2-bedroom footprint for an estimated \$10,000, giving buyers flexibility either way. Enjoy resort-style, guard-gated living with tennis, pickleball, basketball, dog park, children's play area, and a private island shuttle. Valet parking included for residential waterfront addresses.

