



**Price: \$1,300,000**

**MLS Number: A11379724**

**Condo / Town Home**

**495 Brickell Ave Unit 3603, Miami, Florida 33131 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 1,518**

**Unit: 3603**

**HOA Fees: \$1,312**

**Waterfront: YES**

**Year Built: 2009**

**Community: ICON BRICKELL NO TWO**

**Subdivision: ICON BRICKELL NO TWO**

## ABOUT THIS PROPERTY

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Furnished unit with 2/2/ split plan plus den with fantastic Bay views. beautiful marble floors. Modern kitchen with top of the line appliances. Blackout shades in Bedrooms. Washer & dryer in unit. One parking space. Tenant has a one year lease but agrees to negotiate with buyer if they want to terminate the lease giving 4 months notice. Tenant has three years living here. Building has great amenities like huge lap pool, spa, gym ,billiard and movie rooms. Italian top restaurant like Cipriani on ground floor of Icon 1. Also Cantina La Veinte. Walking distance to Brickell Citi Centre with more top of the line restaurants and high end stores like Saks Fifth Avenue. Easy access to free transportation in Brickell. You will love this apartment. Come and see it. 48hours notice to show

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