

# INES FLAX

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





Price: \$1,699,000		MLS Number: A11937073		Condo / Town Home	
495 Brickell Ave Unit 2401, Miami, Florida 33131 USA					
Beds: 3		Baths: 2		Living Area: 1,870	
Unit: 2401		HOA Fees: \$1,508		Waterfront: YES	
Year Built: 2009					
Community: ICON BRICKELL NO TWO			Subdivision: ICON BRICKELL NO TWO		
Elementary School: Southside			Junior High: Shenandoah		

## ABOUT THIS PROPERTY

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Enjoy stunning Direct Unobstructed water views from this 3/2 corner unit with Carbonized bamboo floors throughout closets, frameless Shower enclosures and LINEN BLACK OUT CURTAINS in all Bedrooms; Roller shades in Living GOLF SIMULATOR. NYC's H CIPRIANI & Mexican "CANTINA LA 20" Restaurants in complex. Walk to banks, office OCCUPIED THROUGH MAR/14/26. Buyer needs to honor the Lease, no kick-out clause in place. MUST GIVE 24H



