

# INES FLAX

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





<b>Price: \$2,990,000</b>			<b>MLS Number: A11938914</b>			<b>Condo / Town Home</b>		
<b>6103 Aqua Ave Unit 701, Miami Beach, Florida 33141 USA</b>								
<b>Beds: 4</b>			<b>Baths: 4</b>			<b>Half Baths: 1</b>		
<b>Living Area: 2,752</b>			<b>Unit: 701</b>			<b>HOA Fees: \$4,806</b>		
<b>Waterfront: YES</b>			<b>Year Built: 2004</b>					
<b>Community: SPEAR AT AQUA CONDO</b>					<b>Subdivision: SPEAR AT AQUA CONDO</b>			
<b>Elementary School: North Beach</b>					<b>Junior High: Nautilus</b>			
<b>High School: Miami Beach</b>								

## ABOUT THIS PROPERTY

---

Breathtaking Sunset & Skyline Views from Private, Guard-Gated Aqua Island. This exquisite & rarely available 4BD/4BA home is fully finished, move-in ready, & thoughtfully upgraded, the home features sophisticated interiors, high ceilings, electric blinds throughout, a new kitchen with quartz countertops, stainless steel appliances, & a large island. Floor-to-ceiling walls of glass flood the space with natural light while perfectly framing the stunning sunsets & cityscape. An art lover's dream, the home features a dedicated art room with built-in shelving & a large window that feels both grand & intimate. The spacious primary suite is exceptionally appointed with a large walk-in closet plus a private bathroom. Additional highlights include a tankless water heater, 2 assigned parking spaces, & complimentary valet. Residents enjoy access to a resort-style swimming pools set on 8.5 acres. The community allows residents to have 2 dogs. Just one block from the beach & downtown.

