



**Price: \$1,759,000**

**MLS Number: A11859746**

**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 (NO CARPET), open Italian kitchen, S. Steel Appliances (SUB-ZERO, miele), Marble tops in kitchen & bathrooms, custom closets, frameless Shower enclosures and LINEN BLACK OUT CURTAINS in all Bedrooms; Roller shades in Living / Dinning areas. TWO ASSIGNED SELF-PARKING SPACES INCLUDED! State of the Art Spa, Gym and BRAND NEW GOLF SIMULATOR. NYC's H CIPRIANI & Mexican "CANTINA LA 20" Restaurants in complex. Walk to banks, offices, restaurants, shopping centers (BRICKELL Citicentre & Mary Brickell Village) just to name a few. PLZ NOTE: TENANT OCCUPIED THROUGH MAR/14/26. Buyer needs to honor the Lease, no kick-out clause in place. MUST GIVE 24HR NOTICE PLZ.

Image