

 Listing



**Condo/Co-Op/Villa/Townhouse**

[5500 Island Estates Dr # 707](#)

AVENTURA, FL 33160-5198

**ML#:** A11040157

**Status:** Active

**Short Sale:** No

**County:** Miami-Dade County

**Area:** 22

**Geo Area:**

**Furnished:** Unfurnished

**Bedrooms:** 3

**Convert Bed:**

**SqFt (Liv):** ≈2,709

**SqFt (Adj):** ≈2,709

**Bld Ar/Src:**

**Year Built:** 2017/New Construction

**Virtual Tour:** [Click Here](#)

**List Price:** \$3,200,000

**REO:** No

**Baths:** 4/1

**Efficiency:**

**Tot SqFt:** ≈2,709

**Location Information**

**Folio#:** ≈[2822020540630](#)

**Municipal Code:** 28

**Complex:** PRIVE CONDO

**Unit Floor Loc:** 7

**Development:**

**# Bldg Units:**

**Elementary:**

**High:**

**Neighborhood:**

**Parcel #:** 0630

**Town/Range:** 22

**Tot Flr in Bldg:** 15

**# Cmplx Units:**

**Middle:**

**Model Name:**

**Section:** 2

**Int Levels:**

**Bldg #:**

**Subdivision #:** 54

**General Information**

**Type Property:** Condo

**Unit Detached:** No

**Park Sp #:**

**Gov Bodies:** Condominium

**Style:** C42-Condo 5+ Stories

**Garage:** 2/Attached

**Unit Design:** East Of Us1, High Rise, Lobby

**Unit View:** Intracoastal View

**Parking Desc:** 2 Or More Spaces, Assigned Parking, Valet Parking

**Parking Restr:** No Rv/Boats, No Trucks/Trailers

**Waterfront:** Yes/Intracoastal Front

**Water Access:** Dock Available

**Construction:** CBS Construction

**Floor:** Ceramic Floor

**Security Info:** Doorman, Elevator Secure, Lobby Secured

**Front Exposure:** East

**Bal/Porch/Pat:** Yes

**Min Day Lse:** 180

**Main Liv Area:**

**HOPA:** No HOPA

**Doc Sp#:**

**Lse/Yr:** 2

**Auction:** No

**Carpport:**

**Remarks**

**Remarks:** LUXURY LIVING IN A PRIVATE ISLAND. BEAUTIFUL 3 BEDROOMS 4.5 BATHS FINISHED RESIDENCE WITH LAUNDRY- SERVICE SUITE AND 900 SF OF TERRACES (10 FT. DEEP) WITH SUMMER KITCHEN. UNIT HAS ITALIAN PORCELAIN FLOORS, PRIVATE ELEVATOR WITH FOYER, CUSTOMS CLOSETS, 10 FT CEILINGS. ITALIAN KITCHEN CABINETS, ELECTRICAL HUNTER DOUGLAS CURTAINS. FIVE STAR AMENITIES INCLUDE: ONSITE CAFE, SOCIAL ROOM; 2 OVERSIZE POOLS, JACUZZIS, TENNIS COURTS, STATE OF THE ART GYM & SPA, JOGGING TRAIL, KIDS & TODDLER AREAS, PRIVATE MARINA FOR YACHTS UP TO 150 FT, 2 PARKING SPACES, VALET PARKING, 24 HR CONCIERGE & SECURITY. READY TO MOVE IN!!!

**SupRemarks:**

**Driving Directions:**

**Rooms**

**Bedroom Desc:** At Least 1 Bedroom Ground Level

**Master Bath:** Bidet, Dual Sinks, Separate Tub & Shower

**Addition Rooms:**

**Dining Desc:** Breakfast Area, Dining/Living Room

**Additional Information**

**Pets:** Yes

**Pet Rstr:** More Than 20 Lbs

**# Ceiling Fans:**

**Interior Feat:** First Floor Entry, Cooking Island, Elevator, Foyer Entry

**Equip/Apppl:** Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Wall Oven, Washer

**Window Treat:** High Impact Windows

**Exterior Feat:** High Impact Doors, Open Balcony

**Restrictions:** Ok To Lease

**Maint Incl:** All Amenities, Building Exterior, Cable Tv, Common Area, Insurance, Landscaping/Lawn Maintenance

**Heating:** Central Heat

**Cooling:** Central Cooling

**Cable:** Yes

**Sprinkler:**  
**Approval Info:** 1-2 Weeks Approval  
**Amenities:** Boat Dock, Elevator, Exercise Room, Heated Pool, Pool, Sauna, Tennis  
**Green Energy:**

**Financial Information**

**Assumable:**  
**Total Mortg:**  
**Type of Assoc:** Condo  
**Application Fee:** \$200  
**Rec Lease/Mo:** \$  
**Assoc Fee:** \$510  
**Tax Amount:** \$33,831  
**Tax Info:** Tax Reflects No Exemptions  
**Special Info:**  
**Possession Info:** Funding

**\$/SOH Value:**  
**Terms:** All Cash, Conventional  
**Maint Fee:** \$2,714/Monthly  
**Assoc Fee Pd:** Monthly  
**Tax Year:** 2020

**Assessed \$:**  
**Membership:** No  
**Land Lse Fee:** \$  
**Flood Zone:** xAE  
**Owner Agent:** No

Prepared By: Selda Kirkan

Date Printed: 12/22/2021 12:50 PM

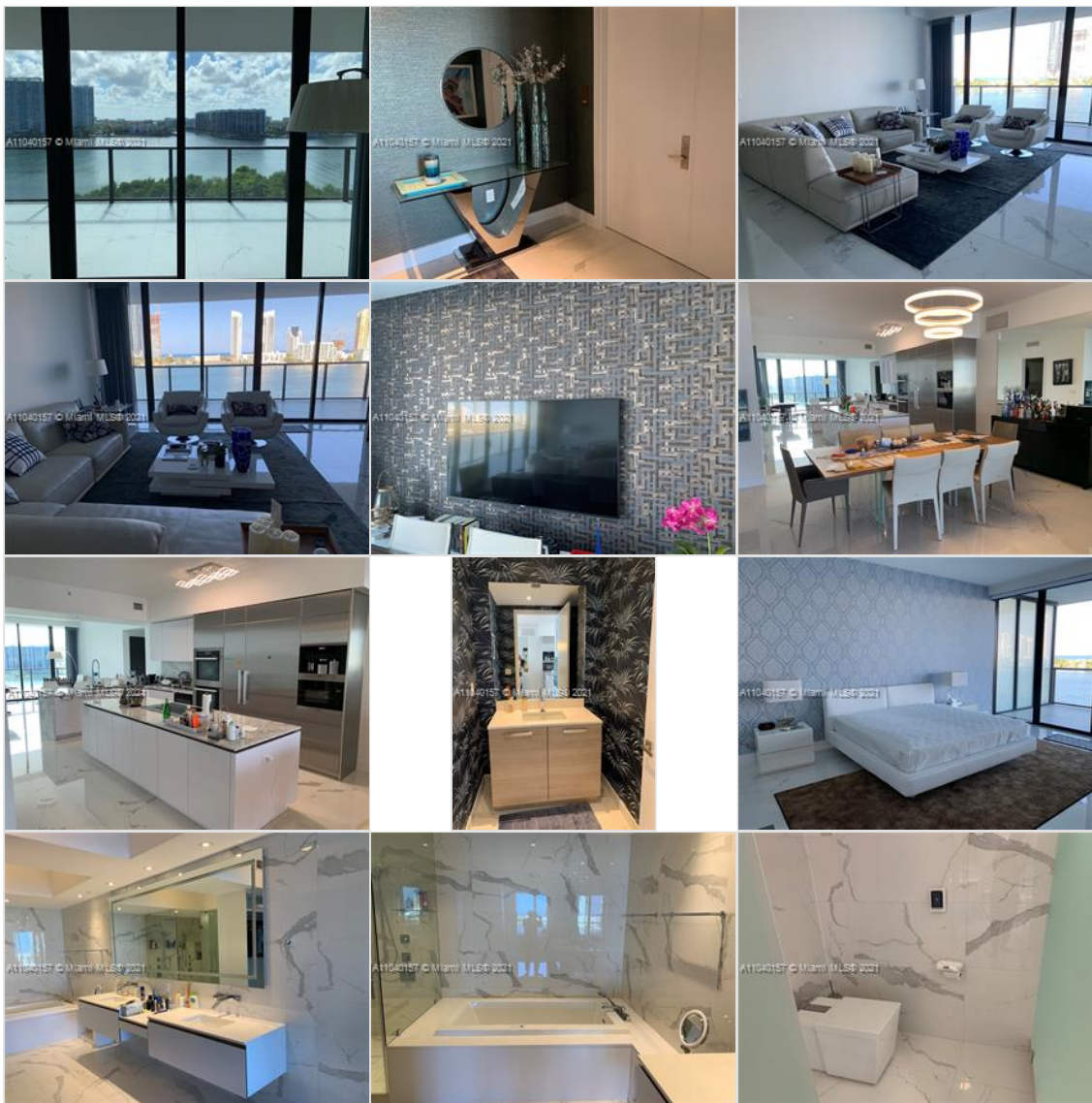
**\* Flood Insurance is Required \***

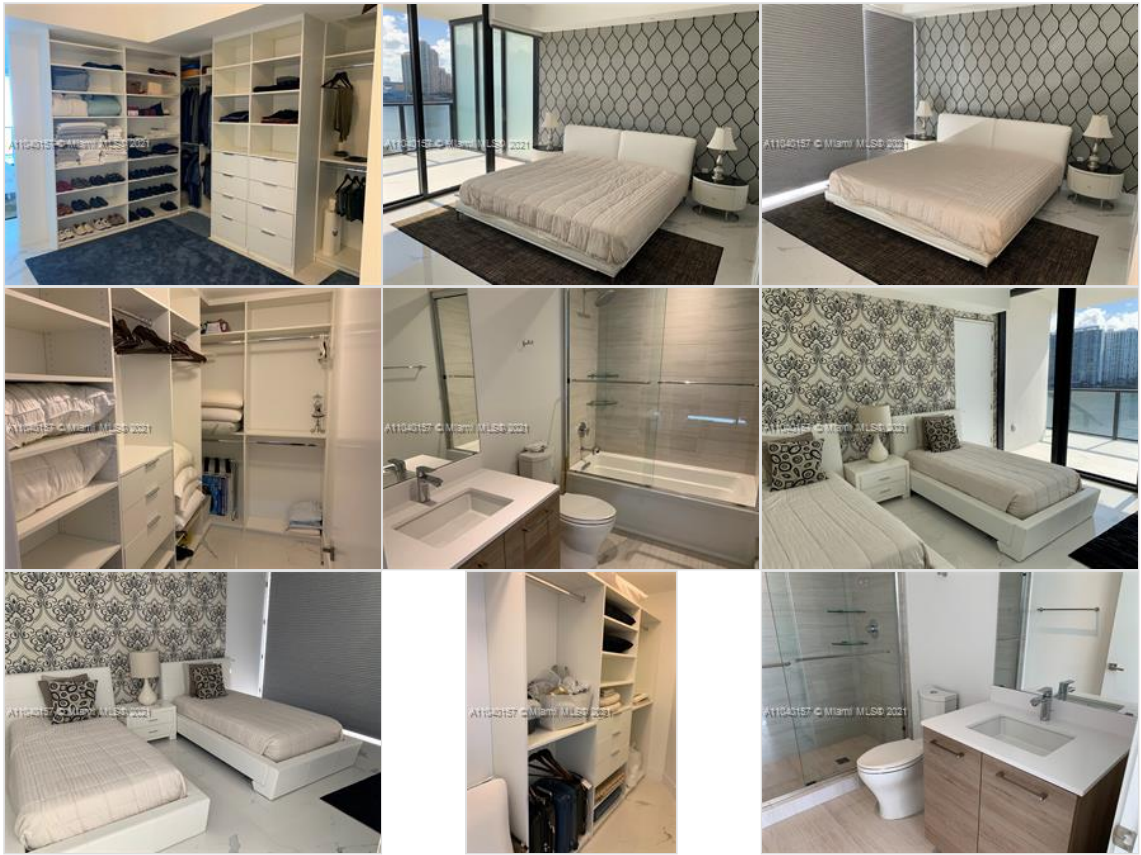


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\$3,200,000





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