

**\$450,000****3000 Island Blvd, Unit 1601**

**Beds:** 2  
**Baths:** 2  
**Living Area:** 1,690 sqft  
**Neighborhood:** Aventura

## YOUR AGENT

**Brian Paran**

**Phone:** +1 (305) 684-8999  
**Email:** brian@home61.com

## AMENITIES

<b>Air Conditioning</b>	—	<b>Intracoastal View</b>	✓
<b>Central Heat</b>	✓	<b>Pool</b>	✓
<b>Refrigerator</b>	✓	<b>Doorman</b>	—
<b>Dishwasher</b>	✓	<b>Vallet</b>	✓
<b>Washer</b>	✓	<b>Gym</b>	—
<b>Walk-In Closets</b>	—	<b>Impact Windows</b>	—

## KEY FEATURES

<b>Living area:</b>	1,690 sqft	<b>Days on market:</b>	1618 days
<b>Maintenance:</b>	N/A	<b>Type:</b>	apartment
<b>Tax:</b>	\$ 5,278	<b>Year Built:</b>	1988
<b>\$ /sqft:</b>	\$ 266	<b>Unit #:</b>	1601
<b>Half Bath/WC:</b>	—	<b>Neighborhood:</b>	Aventura
<b>Parking Space:</b>	2	<b>Zip Code:</b>	33160
<b>Floor #:</b>	16th / 32	<b>Ref./MLS ID:</b>	A10782314

## MY NOTES