

**\$599,000****4000 Island Blvd, Unit 704**

**Beds:** 2  
**Baths:** 2  
**Living Area:** 1,840 sqft  
**Neighborhood:** Aventura

## YOUR AGENT

**Brian Paran**

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

## AMENITIES

|                         |   |                       |   |
|-------------------------|---|-----------------------|---|
| <b>Air Conditioning</b> | — | <b>Garden 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>   | 1,840 sqft | <b>Days on market:</b> | 1533 days |
| <b>Maintenance:</b>   | N/A        | <b>Type:</b>           | apartment |
| <b>Tax:</b>           | \$ 7,597   | <b>Year Built:</b>     | 1985      |
| <b>\$ /sqft:</b>      | \$ 326     | <b>Unit #:</b>         | 704       |
| <b>Half Bath/WC:</b>  | —          | <b>Neighborhood:</b>   | Aventura  |
| <b>Parking Space:</b> | 1          | <b>Zip Code:</b>       | 33160     |
| <b>Floor #:</b>       | 7th / 32   | <b>Ref./MLS ID:</b>    | A10823669 |

## MY NOTES