

# \$1,289,000

3131 NE 7th Ave, Unit 2406

**Beds:** 3  
**Baths:** 4  
**Living Area:** 1,634 sqft  
**Neighborhood:** Edgewater

### YOUR AGENT



**Brian Paran**

**Phone:** +1 (305) 684-8999

**Email:** brian@home61.com

### AMENITIES

|                         |   |                       |   |
|-------------------------|---|-----------------------|---|
| <b>Air Conditioning</b> | - | <b>Bay</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>   | 1,634 sqft | <b>Days on market:</b> | 1707 days |
| <b>Maintenance:</b>   | N/A        | <b>Type:</b>           | apartment |
| <b>Tax:</b>           | \$ 21,672  | <b>Year Built:</b>     | 2018      |
| <b>\$/sqft:</b>       | \$ 789     | <b>Unit #:</b>         | 2406      |
| <b>Half Bath/WC:</b>  | 1          | <b>Neighborhood:</b>   | Edgewater |
| <b>Parking Space:</b> | 1          | <b>Zip Code:</b>       | 33137     |
| <b>Floor #:</b>       | 24th / 53  | <b>Ref./MLS ID:</b>    | A10728199 |

### MY NOTES