



**\$3,500,000**

## 2600 ISLAND BLVD 2306

<https://miamiluxuryhomes.org>

2600 ISL BLVD WILLIAMS ISL CONDO UNIT 2306 UNDIV 0.8247%  
INT IN COMMON ELEMENTS OFF REC 17797-2609 COC  
24637-1968 05 2006 1 Featuring this Williams Island incredible  
home in the sky. One of the most sought after floor plans  
spanning with 4790 square feet, 5 bedrooms, Office, Family  
Room, Double size laundry room, Maids room, [...]

- 5 beds
- 6 baths
- Condominium
- Residential
- Active
- 4740 sq ft

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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 6 baths

**Floors:** 32 floors

**Year built:** 1997

**Subdivision Name:** 2600 ISL BLVD WILLIAMS IS

**Type:** Condominium

**Bedrooms:** 5 beds

**Half baths:** 1 half bath

**Area:** 4740 sq ft

**View:** Intercoastal,Ocean,Water

**County:** Miami-Dade



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# Building Details

**Architectural Style:** HighRise

**Covered Spaces:** 1

**Floor covering:** Marble

**Construction Materials:** Block

**Garage Spaces:** 1

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## Amenities & Features

**Pool Features:** Association

**Security Features:**

ClosedCircuitCameras,LobbySecured,SecurityGuard,SmokeDetectors

**Accessibility Features:** AccessibleElevatorInstalled

**Waterfront Features:** IntracoastalAccess,OceanAccess,Seawall

**Window Features:** Blinds,ImpactGlass

**Exterior Features:** Balcony

**Heating:** Central,Electric

**Appliances:**

Dryer,Dishwasher,ElectricRange,Disposal,IceMaker,Microwave,Refrigerator,Washer

**Parking Features:** OneSpace,Valet

**Patio & Porch Features:** Balcony,Open

**Association Amenities:**

Marina,Clubhouse,FitnessCenter,Playground,Pickleball,Pool,Sauna,SpaHotTub,TennisCourts,Trails,TransportationService,Elevators

**Utilities:** CableAvailable

**Cooling:** CentralAir,Electric

**Furnished:** Unfurnished

**Interior Features:**

Bidet,BedroomOnMainLevel,BreakfastArea,DiningArea,SeparateFormalDiningRoom,DualSinks,EntranceFoyer,JettedTub,WalkInClosets

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# Expenses, Fees & Taxes

**Association Fee:** \$4,964

**Tax Annual Amount:** \$34,216

**Tax Year:** 2023

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# Miscellaneous

**Association Fee Frequency:** Monthly **List Office Name:** Williams Island Realty, LLC

**Listing Terms:** Cash,Conventional

