



**\$2,195,000**

## **650 WEST AVE PH09**

<https://miamiluxuryhomes.org>

THE FLORIDIAN CONDO UNIT PH09 UNDIV 0.003784886 INT IN COMMON ELEMENTS OFF REC 22370-1320 COC 25264-1291 01 2007 1 Experience ultimate luxury with this exclusive PH level residence at The Floridian, offering panoramic skyline and bay views through floor-to-ceiling windows in every room. Each space opens to private balconies, enhancing the indoor-outdoor living concept and [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 1351 sq ft

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## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Total rooms:** 5

**Area:** 1351 sq ft

**View:** Bay,City

**County:** Miami-Dade

**Type:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 1 half bath

**Floors:** 34 floors

**Year built:** 1997

**Subdivision Name:** THE FLORIDIAN CONDO

## Building Details

**Architectural Style:** HighRise

**Covered Spaces:** 2

**Floor covering:** Marble

**Construction Materials:** Block

**Garage Spaces:** 2

### Amenities & Features

**Pool Features:** Association,Heated

**Security Features:** ElevatorSecured,FireAlarm,LobbySecured,FireSprinklerSystem,SmokeDetectors

**Association Amenities:** BoatDock,BikeStorage,BusinessCenter,FitnessCenter,Barbecue,Other,PicnicArea,Pool,Sauna,SpaHotTub,TennisCourts,Trash,Elevators

**Utilities:** CableAvailable

**Cooling:** CentralAir

**Heating:** Central

**Interior Features:** BreakfastBar,BuiltInFeatures,BedroomOnMainLevel,DualSinks,EatInKitchen,FirstFloorEntry,LivingDiningRoom,SplitBedrooms,SeparateShower

**Parking Features:** Assigned,TwoOrMoreSpaces

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

**Waterfront Features:** Bayfront

**Window Features:** ImpactGlass

**Exterior Features:** Balcony,SecurityHighImpactDoors

**Features:** ExteriorLighting

**Appliances:** Dryer,Dishwasher,ElectricRange,Disposal,Microwave,Refrigerator,Washer

## Nearby Schools

**Middle Or Junior School:** Nautilus

**High School:** Miami Beach

**Elementary School:** South Pointe

## Expenses, Fees & Taxes

**Association Fee:** \$1,883

**Tax Year:** 2024

**Tax Annual Amount:** \$29,143



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# Miscellaneous

**Association Fee Frequency:** Monthly

**Listing Terms:** Cash,Conventional

**List Office Name:** BHHS EWM Realty

**Direction Faces:** West

