



A11938823 SEFMLS © 2026



Price: \$1,050,000			MLS Number: A11938823			Condo / Town Home		
495 Brickell Ave Unit 2204, Miami, Florida 33131 USA								
Beds: 2			Baths: 2			Living Area: 1,500		
Unit: 2204			HOA Fees: \$2,001			Waterfront: YES		
Year Built: 2009								
Community: ICON BRICKELL NO TWO					Subdivision: ICON BRICKELL NO TWO			
Elementary School: Southside					Junior High: Shenandoah			

## ABOUT THIS PROPERTY

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Welcome to the 22nd floor of the Icon Brickell Tower 2. This 2-bed, 2-bath residence spans 1,500 sqft with a 300 sqft balcony you enter with unobstructed views of Biscayne Bay and the Miami skyline. The split floor plan opens to a chef-ready kitchen with a 2025 Hydroviv water filter. Upgrades include LED lighting throughout, updated glass and wood doors, a 2025 Google Home and enhanced with UV blue light in 2025. Tower 2 is the smallest of the three Icon towers, offering added peace and a more intimate feel. Minutes to Miami Beach, Coral Gables, Calle Ocho, and MIA. Leasing allowed 2x/year (6-month minimum lease).



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