





<b>Price: \$699,000</b>			<b>MLS Number: A11955714</b>			<b>Condo / Town Home</b>		
<b>1000 W Island Blvd Unit 1209, Aventura, Florida 33160 USA</b>								
<b>Beds:</b> 3			<b>Baths:</b> 2			<b>Half Baths:</b> 1		
<b>Living Area:</b> 1,950			<b>Unit:</b> 1209			<b>HOA Fees:</b> \$2,300		
<b>Waterfront:</b> YES			<b>Year Built:</b> 1990					
<b>Community:</b> 1000 ISL BLVD WILLIAMS IS					<b>Subdivision:</b> 1000 ISL BLVD WILLIAMS IS			
<b>Elementary School:</b> Aventura Waterways					<b>Junior High:</b> Highland Oaks			
<b>High School:</b> Don Soffer Aventura								

## ABOUT THIS PROPERTY

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LIVE BETTER THAN IN A FIVE-STAR RESORT ON WILLIAMS ISLAND! MUST SEE THIS STUNNING RESIDENCE IN THE 1000 BUILDING! NO SPECIAL ASSESSMENT & \$11M IN RESERVES! COMPLETELY RENOVATE HURRICANE IMPACT WINDOWS, WHICH IS APPROXIMATELY A \$70K UPGRADE WHICH PROVIDE SECURITY, ENERGY EFFICIENT, AND MUCH MORE! WILLIAMS ISLAND OFFERING A 27,000 SQ FT FULL-SERVICE EUROPEAN SPA WITH INDOOR POOL, 14 CLAY TENNIS COURTS, 18 HOLE GOLF COURSE, SOCCER FIELD, CLUB EVENTS AND PARTIES, DOG PARK, CHILDREN'S PLAYGROUND, GOLF PUTTING GREEN, 3 FISHING PONDS, AND MUCH MORE! THIS HIDDEN PARADISE IS LOCATED MIDWAY BETWEEN DOWNTOWN FORT LAUDERDALE & MIAMI.



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