

**Price: \$480,000****MLS Number: F10552690****Condo / Town Home****2851 NE 183rd St Unit 617, Aventura, Florida 33160 USA****Beds: 2****Baths: 2****Taxes: \$5,026****Living Area: 1,693****Unit: 617****HOA Fees: \$1,050****Waterfront: YES****Year Built: 1974****Community: Admirals Port****Subdivision: Admirals Port**

ABOUT THIS PROPERTY

Located at the entrance of Williams Island in the heart of Aventura, this gorgeous corner-unit, waterfront condo can be yours to call home! Best opportunity to buy in this prime location! Enjoy the stunning views from your wrap-around balcony. The Southeast exposure allows for viewing of the sunrise and sunset. Admirals Port overlooks Maule Lake, which connects to the Intracoastal Waterway. Enjoy the nighttime skyline of the city of Sunny Isles and less than a 10 minute drive to Sunny Isles beach. Presents 2 spacious bedrooms / 2 updated bathrooms (2022), Brazilian Cherry hardwood throughout and a beautiful updated and fully permitted kitchen (2024) with wine cooler; AC unit 2020. Covered parking spot! 2 heated pools, tennis courts, basketball courts, fitness center.

FEATURES

Community:	Community Laundry Facilities, Community In-door Swimming Pool, Community Tennis Court(s)
Exterior:	Balcony
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator
Interior:	Pantry, Ceiling Fan(s)
Rooms:	Formal Dining Room, Library, Eat in Kitchen
Scenery:	Lake View, Lake Frontage
Style:	Highrise

PROPERTY
LOCATION



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