

A11305550 © Miami MLS® 2022



**\$3,750,000**

## **5500 N ISLAND ESTATES DR 806 AVENTURA FL 33160**

<https://rluxury.com>

Tucked away in an exclusive 8 acres private island surrounded by Intracoastal Waterway, Prive Island Estates offer 70,000 SQ FT of luxury amenities and services. Enjoy Prive lifestyle with unobstructed water views from the moment you get to the island. Financing Available for International Buyers!!! Up to \$90,000 credit towards closing costs! Getting off your [...]

- 4 beds
- 5 baths
- Condominium
- Residential
- Active
- 2750 sq ft

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### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 4 beds

**Area:** 2750 sq ft

**Bathrooms Full:** 4

**Category:** Residential

**Status:** Active

**Bathrooms:** 5 baths

**Year built:** 2017



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## Rooms & Units Description

**Unit Number:** 806

**Number of Units in the Community:** 160

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## Property details

**Total Building Area:** 2750

**Disclosures:** Foreign Seller, Seller Disclosure

**Parcel Number:** 28-22-02-054-0540

**Living Area Source:** Appraiser

**Direction Faces:** West

**Subdivision Name:** PRIVE CONDO

**Possession:** Negotiable

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## Property Features



**Exterior Features:** Barbecue,Security/High Impact Doors,Tennis Court(s)

**Accessibility Features:** Accessibility Features,Accessible Elevator Installed,Other,Accessible Approach with Ramp,Wheelchair Access,Accessible Doors,Accessible Hallway(s)

**Window Features:** Blinds,Impact Glass

**Parking Features:** Assigned,Attached,Covered,Underground,Garage,Two or More Spaces,Valet

**Appliances:** Dryer,Dishwasher,Electric Water Heater,Microwave,Other,Refrigerator,Washer

**Association Amenities:** Beach Rights,Boat Dock,Bike Storage,Clubhouse,Fitness Center,Library,Other,Playground,Pool,Sauna,Tennis Court(s),Trash,Vehicle Wash Area,Elevator(s)

**Cooling:** Central Air

**Covered Spaces:** 2

**Furnished:** Furnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 8

**Waterfront Y/N:** 1

**Stories Total:** 16

**Interior Features:** Bedroom on Main Level,Breakfast Area,Dining Area,Separate/Formal Dining Room,Dual Sinks,First Floor Entry,Handicap Access,High Ceilings,Kitchen Island,Main Living Area Entry Level,Split Bedrooms,Separate Shower,Walk-In Closet(s)

**Waterfront Features:** Intracoastal Access,No Fixed Bridges,Ocean Access,Other

**Pool Features:** Association

**Security Features:** Fire Sprinkler System,Smoke Detector(s)

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Tile

**Garage Spaces:** 2

**Heating:** Central

**New Construction Y/N:** 1

**View:** City,Intercoastal,Ocean

**Entry Level:** 8

**Property Attached Y/N:** 1

**Attached Garage Y/N:** 1

**Utilities:** Cable Available

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## Location Details



**County Or Parish:** Miami-Dade County

**Directions:** Enter Williams Island from NE 183 Rd Street (keep right), make a left turn on Island Estates entrance.

**Elementary School:** Aventura Waterways

**Middle/Junior School:** Highland Oaks

**High School:** Michael Krop

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## Fees & Taxes

**Tax Annual Amount:**  
35860

**Tax Year:** 2021

**Tax Legal Description:**  
PRIVE CONDO UNIT 806  
BLDG NORTH UNDIV .5372  
% INT IN COMMON  
ELEMENTS OFF REC  
30790-0092

**Association Fee:** 4163

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Association Management,Amenities,Common Areas,Maintenance Structure,Parking,Pool(s),Sewer,Security,Trash,Water

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## Miscellaneous

**Development Status:** New Construction

**Public Survey Township:** 28

**Public Survey Section:** 2

**Syndication Remarks:** Contact me to schedule your private showing at Prive Island Estates.

**Year Built Details:** Resale

**Virtual Tour URL:** <https://www.youtube.com/watch?v=yoXwZ2GJHi8>

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## Courtesy of

**Office Name:** Compass Florida, LLC

