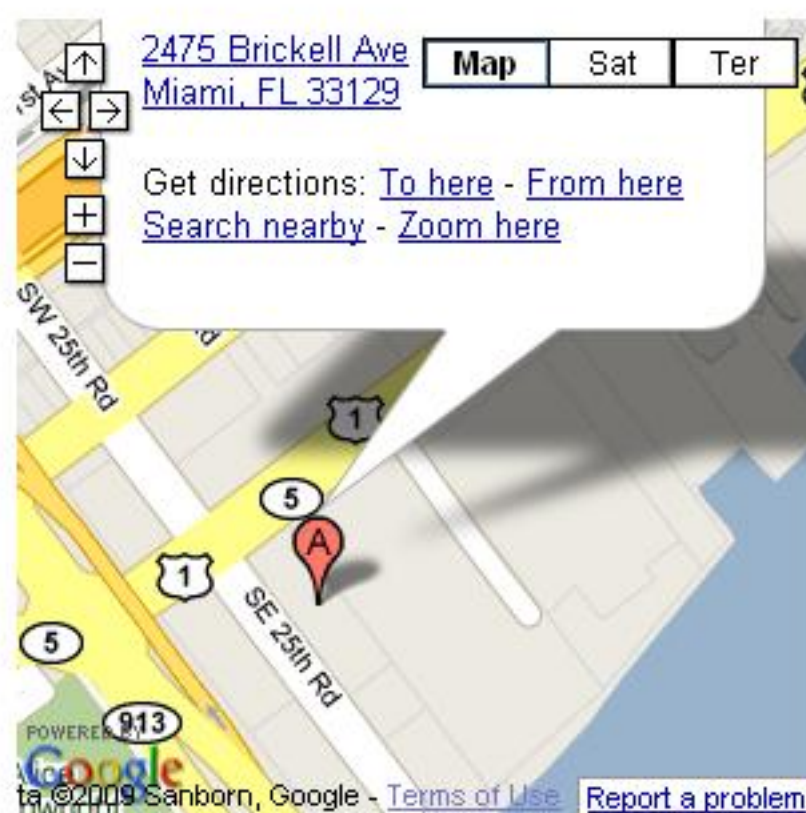




Foreclosed Properties

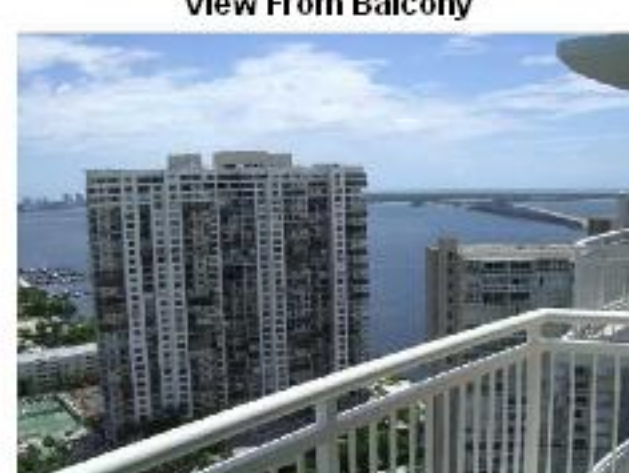
2475 Brickell Ave. #2705 Miami, FL 33129



View



View From Balcony



Living Room



Bedroom



Kitchen



Bathroom



View From Pool



Jacuzzi



Pool



UPSCALE 1/1 PENTHOUSE WITH UNOBSTRUCTED PANORAMIC WATER AND CITY VIEWS AND 10 FOOT CEILINGS... Was foreclosed by lender, now owned free and clear

INCREDIBLE 1/1 PENTHOUSE, WITH UNOBSTRUCTED PANORAMIC WATER AND CITY VIEWS. ONE OF A KIND. 10 FOOT CEILINGS, UPSCALE PENTHOUSE DECOR. MARBLE FLOORS THROUGHOUT, CUSTOM CABINETS, GRANITE COUNTERTOPS; LARGE BALCONY, IMPACT RESISTANT WINDOWS, EXTRA STORAGE SPACE, PRIVATE COVERED PARKING VALET PARKING, FULL AMENITIES BLDG, FULLY EQUIPPED BUSINESS CENTER, 24/7 STATE OF THE ART GYM, PARTY AND MEDIA ROOM, BBQ, 24/7 POOL

Unit Specifications:

Bedrooms	1
Baths	1
Floor to ceiling glass	Yes
Flooring	Marble
Living Area	850 SqFt
Total Area	1,000 SqFt
Monthly HOA	\$517.66
Property Tax	2% of assessed value
Parking	1 space included
Rentals	Permitted/12 mo. min.
Pets	Permitted/40 lbs.

Prepare to be greeted by the most amazing city and bay view. Full service building is complete with gym, pool, cafe, tennis courts and media room.

- Spacious lobby with dramatic floor-to-ceiling windows
- Private high-speed elevators with limited key access
- direct access to the new riverwalk
- private lounge areas in lobby
- Private roof terrace with breathtaking bay and city views
- 24-hour security
- assigned covered parking with controlled access
- Technologically advanced fire alarm system
- High-speed internet, data/voice and cable access
- Telephone intercom direct to the concierge
- Valet Parking
- Fully-equipped business center with meeting/conference room
- Private storage facility
- Pet friendly
- Game room with billiards; bar area with large screen plasma television and card room
- Poolside chaise lounge and towel service
- Relaxing meditation garden
- Sauna and shower
- Fitness and cardiovascular room with free weights
- Yoga and aerobics studio

This is not a short sale. This property is owned free and clear without a mortgage. It has gone through foreclosure process; the title has been cleaned. The condo is in great condition ready to move in today.

Highest Closed-Sale (Similar Unit): \$400,000 (unit 1609)

OWN IT FOR ONLY: \$250,000

Why is this a deal? Look at these comparables:

SOLD				FOR SALE NOW		
Address	Sold	Sale Price	Beds	Unit	List Price	#Beds
# 1803	9/21/2009	\$220,000	1	# PH2708	315,000	1
# 1901	5/11/2009	\$250,000	1	# 1103	295,000	1
# 2305	8/6/2008	\$242,000	1	# 709	285,000	1
# 2701	7/31/2008	\$287,000	1	# 805	269,000	1
# 1109	6/30/2008	\$227,000	1	# 908	265,000	1
# 2508	5/13/2008	\$305,000	1	# 1005	259,000	1

RENT RATES

Asking \$1,450 to \$1,650 per month for 1-bedrooms.

Building Features (Subject to change):

Type: Condo
Prices: \$285,000 - \$399,000
Year Built: 2001
Sizes: 850 - 1,190 sq ft
Bedrooms: 1 to 2
Waterfront: Yes
Pets: Yes - Restrictions
Rent: Yes
Total Units: 200
Number of Stories: 27
Maintenance: \$0.49/SqFt

Amenities:

- Spa
- Fitness Center
- Billiard
- Security
- Concierge
- Bar
- Front Desk
- Storage
- 24 hour guard

AUTO TOUR



© CirclePix 2007

This beautiful home has 1 bedrooms and 1 bathroom. It is what you are looking for.

MLS #: D1152334
Tour ID: YBK7E3

details

PROPERTY DETAILS

SLIDESHOW

VIRTUAL IMAGES

TOOLS



listing details

Kitchen



Living Room



View Bedroom

