

# Downtown Miami

## Best Buys List

[www.DowntownLivingMiami.com](http://www.DowntownLivingMiami.com)

FOR THE WEEK OF 07/15/13

Presented by  
Mr. DowntownMiami™  
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# Condo/Co-Op/Villa/Townhouse Properties for Your Consideration

**ROMAN PAVLIK**  
**Keller Williams Realty**

**Call Me At: 305-694-3819 or 305-757-1700**



## 700 NE 25 ST # 1604, MIAMI

**ML#:** A1646474    **Area:** 32    **Style:** Condo 5+ Stories    **LP:** ↓ \$675,000  
**#Beds:** 2    **#FB:** 2    **Faces:**    **LA:** ₱1,594    **Status:** Active-Available  
**Year:** ₱2007    **#HB:** 0    **Unit:** East Of Us1    **TA:** ₱1,594    **PD:**  
**Garage:** 1    **WF:** Y/Bay Front    **CD:**  
**Complex:** Starlofts    **Waterfront:** Y    **SP:**

Spacious modern style condo with panoramic views over looking bay, Down Town, Port of Miami. Balcony from Living room and bedroom. Unit located on 16 floor. Boutique style building on the water. Close to Midtown and the AA-Arena. Seller intersted in bulk sell w 6 identical units. Call for details

Courtesy Of: Turnberry International Realty



## 1541 BRICKELL AV # C2806, MIAMI

**ML#:** A1795482    **Area:** 41    **Style:** Condo 5+ Stories    **LP:** \$499,040  
**#Beds:** 2    **#FB:** 2    **Faces:**    **LA:** ₱1,640    **Status:** Active-Available  
**Year:** ₱1981    **#HB:** 0    **Unit:** Corner Unit    **TA:** ₱1,640    **PD:**  
**Garage:** 1    **WF:** Y/Bay Front    **CD:**  
**Complex:** The Palace Condo    **Waterfront:** Y    **SP:**

TWO BEDROOMS WITH VIEWS OF BAY AND POOL. SPACIOUS LIVING AREA, FORMAL DINING, TWO PARKING SPACES. UNIT IS IN MOVE-IN CONDITION. ONLY TWO UNITS PER FLOOR. BLDG. AMENITIES: HEATED POOL WITH JACUZZI, 24/7 VALET, NEW GYM & TENNIS COURTS. THERE IS A \$75 DOC FEE PAID BY BUYER AT CLOSING. ALL CONTRACTS AND OFFERS ARE SUBJECT TO ONE WEST BANK SENIOR MANAGEMENT APPROVAL AND ANY OFFERS OR COUNTER OFFERS BY ONE WEST BANK ARE NOT BINDING UNLESS THE ENTIRE AGREEMENT IS RATIFIED BY ALL PARTIES.

Courtesy Of: Cacophony Group LLC



## 41 SE 5 ST # 2117, MIAMI

**ML#:** A1812843    **Area:** 41    **Style:** Condo 5+ Stories    **LP:** \$454,900  
**#Beds:** 2    **#FB:** 2    **Faces:**    **LA:** ₱1,267    **Status:** Active-Available  
**Year:** ₱2006    **#HB:** 0    **Unit:** Other    **TA:** ₱1,267    **PD:**  
**Garage:** 0    **WF:** N    **CD:**  
**Complex:** BRICKELL ON THE RIVER    **Waterfront:** N    **SP:**

Come Home! breathtaking modern 2/2 loft residence w/ beautiful finishes at edge of the river opening to the Biscayne Bay-Spectacular Panoramic views of city bay river and downtown Glamorous lifestyle w/ multi-level health & fitness center pool steam massage spa concierge service valet parking business center clubhouse. Walk to Mary Village shops and Brickell finance center\*UPON ACCEPTANCE CONTRACT,BANK ADDENDA & BANK ISSUED CASHIERS CHECK MUST BE DELIVERED TO LISTING BROKERS OFFICE W/IN 24HRS

Courtesy Of: Keller Williams Miami Beach

# Condo/Co-Op/Villa/Townhouse Properties for Your Consideration

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## 701 BRICKELL KEY BL # 1104, MIAMI

<b>ML#:</b> A1814919	<b>Area:</b> 42	<b>Style:</b> Condo 5+ Stories	<b>LP:</b> \$449,000
<b>#Beds:</b> 2	<b>#FB:</b> 2	<b>Faces:</b>	<b>LA:</b> ₱1,230
<b>Year:</b> 1997	<b>#HB:</b> 1	<b>Unit:</b> High Rise	<b>TA:</b> ₱1,230
<b>Garage:</b> 0	<b>WF:</b> Y/Other Waterfront		<b>PD:</b>
<b>Complex:</b> COURVOISIER COURTS CONDO	<b>Waterfront:</b> Y		<b>CD:</b>
			<b>SP:</b>

ENJOY THE VIEW OF THE CITY FROM YOUR BALCONY. 2 BEDROOM 2.5 BATHROOM UNIT IN THE SOUGHT AFTER COURVOISIER COURTS IN BRICKELL KEY. PROPERTY IS IN GREAT CONDITION. BRING YOUR BUYERS AS THIS WON'T LAST!

Courtesy Of: 5 Diamond Management & R.E



## 701 BRICKELL KEY BL # 408, MIAMI

<b>ML#:</b> A1807646	<b>Area:</b> 42	<b>Style:</b> Condo 5+ Stories	<b>LP:</b> ↑ \$399,900
<b>#Beds:</b> 1	<b>#FB:</b> 1	<b>Faces:</b>	<b>Status:</b> Active-Available
<b>Year:</b> 1997	<b>#HB:</b> 1	<b>Unit:</b> East Of Us1	<b>PD:</b>
<b>Garage:</b> 0	<b>WF:</b> Y/Bay Front		<b>CD:</b>
<b>Complex:</b> COURVOISIER COURTS	<b>Waterfront:</b> Y		<b>SP:</b>

Imagine yourself on the expansive lobby veranda of Courvoisier Courts overlooking the waters of Biscayne Bay and the Miami skyline amidst timeless period furnishings. The colors are tastefully muted, restful. There is the soft luster of polished brass and richly burnished wood. There are spacious grand master suites, ceiling heights ranging from nine to thirteen feet, large balconies and sweeping vistas of the city and of the bay. Located Near Mary Brickell Village!

Courtesy Of: Fl. Capital Realty 100% Comm!



## 185 SW 7 ST # 2703, MIAMI

<b>ML#:</b> A1811638	<b>Area:</b> 41	<b>Style:</b> Condo 5+ Stories	<b>LP:</b> \$399,900
<b>#Beds:</b> 2	<b>#FB:</b> 2	<b>Faces:</b>	<b>Status:</b> Active-Available
<b>Year:</b> 2007	<b>#HB:</b> 0	<b>Unit:</b> None	<b>PD:</b>
<b>Garage:</b> 1	<b>WF:</b> N		<b>CD:</b>
<b>Complex:</b> Latitude on the River	<b>Waterfront:</b> N		<b>SP:</b>

Gorgeous unit located in much sought out area! Fantastic views! A must see! Freddie Mac will offer homebuyers and select nonprofits an exclusive opportunity to purchase HomeSteps homes prior to competition from investors through 07/23/2013. All offers must be provided on an As Is Contract along with POF or pre-qual letter. Please include attachments!

Courtesy Of: Yialouris Group Realty, Inc.

# Condo/Co-Op/Villa/Townhouse Properties for Your Consideration

**ROMAN PAVLIK**  
**Keller Williams Realty**

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## 133 NE 2 AV # 3006, MIAMI

**ML#:** A1813101    **Area:** 41    **Style:** Condo 1-4 Stories    **LP:** \$364,900  
**#Beds:** 2    **#FB:** 2    **Faces:**    **LA:** #1,010    **Status:** Active-Available  
**Year:** #2007    **#HB:** 0    **Unit:** High Rise    **TA:** #1,010    **PD:**  
**Garage:** 1    **WF:** N    **CD:**  
**Complex:** LOFT DOWNTOWN II CONDO    **Waterfront:** N    **SP:**

Cozy 2 bedrooms, 2 baths loft in the heart of downtown Miami. Metro rail station and main highways are just steps away. Close to banks, shops, bayside, and AA arena. Building offers 2 pools, gym, recreation room, & 24hrs security concierge. Private garage space and washer and dryer inside the unit. Property is approved for hometh financing and renovation financing. This is a hometh property. Purchase with as little as 3% down payment and no mortgage insurance.

Courtesy Of: Floridian First Rlty Group LLC



## 1430 BRICKELL BAY DR # 205, MIAMI

**ML#:** A1794850    **Area:** 41    **Style:** Efficiency    **LP:** \$364,900  
**#Beds:** 2    **#FB:** 2    **Faces:** North    **LA:** #1,230    **Status:** Active-Available  
**Year:** #1961    **#HB:** 0    **Unit:** Other    **TA:** #1,230    **PD:**  
**Garage:** 0    **WF:** N    **CD:**  
**Complex:** Bayshore Co Op Inc    **Waterfront:** N    **SP:**

Great location overlooking the bay. Right behind the Four Seasons Hotel. Building is a CoOp. Spacious layout. Hometh financing available with as little as 3% down. Vacant and easy to show.

Courtesy Of: Fortune International Realty



## 185 SW 7 ST # 3204, MIAMI

**ML#:** A1813617    **Area:** 41    **Style:** Condo 5+ Stories    **LP:** \$336,900  
**#Beds:** 1    **#FB:** 1    **Faces:** South West    **LA:** #848    **Status:** Active-Available  
**Year:** #2007    **#HB:**    **Unit:** High Rise    **TA:** #848    **PD:**  
**Garage:** 1    **WF:** Y/Intracoastal Front    **CD:**  
**Complex:** LATITUDE ON THE RIVER    **Waterfront:** Y    **SP:**

1bed/1bath + den unit in the latitude building in downtown Miami. This prestigious building is located right on the Miami River. Unit is in very good, tile flooring throughout, upgraded kitchen cabinets and all appliances are present. Great amenities, valet parking, pool, gym, restaurant, concierge, transportation nearby. Approved for Hometh Financing & Hometh Renovation Financing. Purchase for as little as 3% down payment and no mortgage insurance.

Courtesy Of: Floridian First Rlty Group LLC

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## 1749 NE MIAMI CT # 314, MIAMI

<b>ML#:</b> A1757826	<b>Area:</b> 31	<b>Style:</b> Condo 5+ Stories	<b>LP:</b> ↑ \$329,900
<b>#Beds:</b> 0	<b>#FB:</b> 1	<b>Faces:</b>	<b>LA:</b> #1,203
<b>Year:</b> #2005	<b>#HB:</b> 0	<b>Unit:</b> Lobby	<b>TA:</b> #1,203
<b>Garage:</b> 1	<b>WF:</b> N		<b>PD:</b>
<b>Complex:</b> PARC LOFTS		<b>Waterfront:</b> N	<b>CD:</b>
			<b>SP:</b>

Spectacular New York style Studio in heart of Downtown. Centrally located. Close to the Miami Arts Center & world renowned Galleries, Museums, & Night Life. An amazing opportunity to own a one-of-a-kind turnkey LOFT! Must see! Property qualifies for Homepath Financing and Homepath Renovation. Purchase this home for as little as 3% down payment, no mortgage insurance and no appraisal. This is a Fannie Mae Homepath property.

Courtesy Of: Floridian First Rlty Group LLC



## #690 SW 1 CT # PH1105, MIAMI

<b>ML#:</b> A1798151	<b>Area:</b> 41	<b>Style:</b> Condo 5+ Stories	<b>LP:</b> ↓ \$299,900
<b>#Beds:</b> 0	<b>#FB:</b> 1	<b>Faces:</b>	<b>LA:</b> #868
<b>Year:</b> #2006	<b>#HB:</b> 1	<b>Unit:</b> High Rise	<b>TA:</b> #868
<b>Garage:</b> 0	<b>WF:</b> Y/River Front		<b>PD:</b>
<b>Complex:</b> NEO Vertika Condo		<b>Waterfront:</b> Y	<b>CD:</b>
			<b>SP:</b>

Live in the heart of Downtown Miami in the trendy NEO Vertika. Beautiful 2 story Penthouse loft on the Miami River. Amazing views, high ceilings, SS appliances, washer/dryer. Building features incredible amenities including infinity pool, spa, gym w/ sauna and steam room, party room with pool table, 24 hr. security & valet parking. Walk to Brickell Financial District, restaurants, shops, & nightlife. Urban living at its best! Purchase for as little as 3% down. Approved for Homepath Financing.

Courtesy Of: Floridian First Rlty Group LLC



## 31 SE 5 ST # 2107, MIAMI

<b>ML#:</b> A1689436	<b>Area:</b> 41	<b>Style:</b> Condo 5+ Stories	<b>LP:</b> ↑ \$299,900
<b>#Beds:</b> 1	<b>#FB:</b> 1	<b>Faces:</b>	<b>LA:</b> #757
<b>Year:</b> #2006	<b>#HB:</b> 0	<b>Unit:</b> High Rise	<b>TA:</b> #757
<b>Garage:</b> 1/Detached	<b>WF:</b> Y/River Front		<b>PD:</b>
<b>Complex:</b> BRICKELL ON THE RIVER		<b>Waterfront:</b> Y	<b>CD:</b>
			<b>SP:</b>

CORPORATE OWNED !!! new 1/1 with river and city view. Italian cabinets, stainless steal appliances, washer and dryer, contemporary floor plan, all five stars amenities, close to shops, banks, restaurants, riverwalk and entertainment. WONT LAST !!!

Courtesy Of: GF Real Estate

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### 770 CLAUGHTON ISLAND DR # 1507, MIAMI

<b>ML#:</b> A1799639	<b>Area:</b> 42	<b>Style:</b> Condo 5+ Stories	<b>LP:</b> \$296,900
<b>#Beds:</b> 1	<b>#FB:</b> 1	<b>Faces:</b> North East	<b>LA:</b> #671
<b>Year:</b> #1990	<b>#HB:</b> 0	<b>Unit:</b> High Rise	<b>TA:</b> #671
<b>Garage:</b> 1	<b>WF:</b> Y/Bay Front		<b>PD:</b>
<b>Complex:</b> Isola Residence		<b>Waterfront:</b> Y	<b>CD:</b>
			<b>SP:</b>

One bedroom / 1 bath on Brickell Key. Panoramic water views from your private balcony. Open kitchen with granite countertops, stainless appliances and wood cabinets. Living room/dining room combination. Marble bathroom, Bedroom features a large closet and lots of natural light. Full service building. A FANNIE MAE HOMEPATH ELIGIBLE PROPERTY. APPROVED FOR HOMEPATH MORTGAGE FINANCING AND RENOVATION MORTGAGE FINANCING. CHECK HOMEPATH WEB SITE FOR DETAILS.

Courtesy Of: South Beach International Rlty



### #1900 N BAYSHORE DR # 1709, MIAMI

<b>ML#:</b> A1809695	<b>Area:</b> 32	<b>Style:</b> Condo 5+ Stories	<b>LP:</b> \$289,900
<b>#Beds:</b> 1	<b>#FB:</b> 1	<b>Faces:</b> North	<b>LA:</b> #838
<b>Year:</b> #2007	<b>#HB:</b> 1	<b>Unit:</b> East Of Us1	<b>TA:</b> #838
<b>Garage:</b> 1/Attached	<b>WF:</b> N		<b>PD:</b>
<b>Complex:</b> QUANTUM		<b>Waterfront:</b> N	<b>CD:</b>
			<b>SP:</b>

Live the luxurious lifestyle in the famous Quantum on the Bay Condo. 1Bed /1.5 Bath in excellent condition. Washer/dryer inside unit, SS appliances and wood kitchen . Brand new building has 2 floors of amenities! Internet, cable, and water are included. Fabulous location-minutes to the beach, airport,restaurants,nightlife, and the performing arts area. Must see!!! Approved for Homepath Financing & Homepath Renovation Financing. Purchase for as little as 3% down payment and no mortgage insurance.

Courtesy Of: Floridian First Rlty Group LLC



### 555 NE 15 ST # 20-D, MIAMI

<b>ML#:</b> A1803338	<b>Area:</b> 32	<b>Style:</b> Condo 5+ Stories	<b>LP:</b> \$274,900
<b>#Beds:</b> 1	<b>#FB:</b> 1	<b>Faces:</b>	<b>LA:</b> 890
<b>Year:</b> 1980	<b>#HB:</b> 1	<b>Unit:</b> East Of Us1	<b>TA:</b> 890
<b>Garage:</b> 1	<b>WF:</b> Y/Ocean Access		<b>PD:</b>
<b>Complex:</b> VENETIA CONDO		<b>Waterfront:</b> Y	<b>CD:</b>
			<b>SP:</b>

Corporate Owned! Live it up in this super modern 1/1.5 Rare Open Loft @ Venetia with amazing panoramic water views to biscayne bay miami! Unit has rare European White Glossy Laminate throughout apt! Unit has new remodeled open kitchen with stainless steel appliances, black cabinets, white quartz countertops, and stone backsplash! Bathrooms all remodeled w/ new vanity w/ quartz countertop, bowl sink and new mirrors. Shower has wite glass on wall and slate in floors!Freshly painted! Amazing views! WOW AREA!

Courtesy Of: Beach City Realty

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## 555 NE 15 ST # PH-K, MIAMI

**ML#:** A1795593    **Area:** 32    **Style:** Condo 5+ Stories    **LP:** \$274,900  
**#Beds:** 1    **#FB:** 1    **Faces:**    **LA:** 840    **Status:** Active-Available  
**Year:** 1980    **#HB:** 1    **Unit:** High Rise    **TA:** 840    **PD:**  
**Garage:** 1/Attached    **WF:** Y/Bay Front    **CD:**  
**Complex:** VENETIA CONDO    **Waterfront:** Y    **SP:**

Corporate Owned! Live it up in this super modern 1/1.5 Penthouse @ The Venetia with amazing panoramic water views to biscayne bay and to downtown miami! Unit has 24x24 white glass floors throughout apt! Unit has new remodeled kitchen with stainless steel appliances, black cabinets, white quartz countertops, and stone backsplash! Bathrooms all remodeled w/ new vanity w/ quartz countertop, bowl sink and new mirrors. Shower has gray slate throughout w/ glass floors! Freshly painted! Amazing views! WOW AREA!

Courtesy Of: Beach City Realty



## 90 SW 3 ST # 1811, MIAMI

**ML#:** A1794853    **Area:** 41    **Style:** Condo 5+ Stories    **LP:** ↓ \$274,900  
**#Beds:** 1    **#FB:** 1    **Faces:** South East    **LA:** #747    **Status:** Active-Available  
**Year:** 2008    **#HB:** 0    **Unit:** East Of Us1    **TA:** #747    **PD:**  
**Garage:** 1/Attached    **WF:** Y/Canal Front    **CD:**  
**Complex:** THE IVY    **Waterfront:** Y    **SP:**

Spectacular unit in Brickell, located at famous riverfront complex. Close to south beach, airport, Coral Gables, coconut grove. Walk to the restaurants in downtown & Brickell village. Amazing views of the city, marble floors, upgraded kitchen cabinetry and stainless steel appliances. Miami living as it's best. approved for hompath financing. Purchase for as little as 3% down payment and no mortgage insurance. Ask us how.

Courtesy Of: Floridian First Rlty Group LLC



## 1155 BRICKELL BAY DR # 1105, MIAMI

**ML#:** A1815885    **Area:** 41    **Style:** Condo 5+ Stories    **LP:** \$274,000  
**#Beds:** 1    **#FB:** 1    **Faces:**    **LA:** #760    **Status:** Active-Available  
**Year:** #2001    **#HB:** 0    **Unit:** None    **TA:** #760    **PD:**  
**Garage:** 1    **WF:** Y/Bay Front    **CD:**  
**Complex:** The Mark on Brickell    **Waterfront:** Y    **SP:**

Wow! A True Beauty with breath-taking views! A must see ASAP as this property will not last! Steps away from shops and restuarants! ALL OFFERS MUST BE SUBMITTED BY THE BUYERS AGENT VIA OFFERSUBMISSION.COM ID# [803335]. BUYER PAYS \$300 FEE AT CLOSING. NO PAPERWORK REQUIRED UNTIL OFFER ACCEPTED THROUGH [WWW.OFFERSUBMISSION.COM](http://WWW.OFFERSUBMISSION.COM). THIS ASSET REQUIRES INVESTOR APPROVAL OF ANY OFFER THAT IS ACCEPTED IN OFFERSUBMISSION. PLEASE GIVE 3 DAYS FOR FINAL APPROVAL OR DENIAL.

Courtesy Of: Yialouris Group Realty, Inc.

## Condo/Co-Op/Villa/Townhouse Properties for Your Consideration

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### 2201 BRICKELL AV # 33, MIAMI

<b>ML#:</b> A1812584	<b>Area:</b> 41	<b>Style:</b> Condo 1-4 Stories	<b>LP:</b> \$269,500
<b>#Beds:</b> 2	<b>#FB:</b> 1	<b>Faces:</b>	<b>LA:</b> ₪759
<b>Year:</b> 1969	<b>#HB:</b> 0	<b>Unit:</b> East Of Us1	<b>TA:</b> ₪759
<b>Garage:</b> 0	<b>WF:</b> N		<b>PD:</b>
<b>Complex:</b> Brickell Mar Condo		<b>Waterfront:</b> N	<b>CD:</b>
			<b>SP:</b>

Spacious 2 Bedroom/ 1 Bathroom Condo in the Heart of Brickell. This Comfy Condo Features Tile and Carpet Floors Thru Out, A Open Kitchen and a Gorgeous View. Centrally Located on Brickell Avenue Close to Major Shopping, The Miami Business District, Great Schools and Major Roadways. This On The Water Condo Will Not Last In This Hot Location!

Courtesy Of: Fl. Capital Realty 100% Comm!



### 770 CLAUGHTON ISLAND DR # 1406, MIAMI

<b>ML#:</b> A1772788	<b>Area:</b> 42	<b>Style:</b> Condo 1-4 Stories	<b>LP:</b> ↓ \$249,900
<b>#Beds:</b> 1	<b>#FB:</b> 1	<b>Faces:</b>	<b>LA:</b> ₪674
<b>Year:</b> 1990	<b>#HB:</b> 0	<b>Unit:</b> High Rise	<b>TA:</b> ₪674
<b>Garage:</b> 1	<b>WF:</b> Y/Bay Front		<b>PD:</b>
<b>Complex:</b> ISOLA CONDO		<b>Waterfront:</b> Y	<b>CD:</b>
			<b>SP:</b>

Stop looking and come by brickell key to view an amazing unit with beautiful bay views. Walking distance to all that Brickell area has to offer ; business, restaurants, night life and the beautiful shopping area on Merry Brickell. Full amenities building with Tennis Courts, pool , jacuzzi , BBQ, Gym with sauna , social room , business center , valet parking doorman and security. Property is approved for Homepath Financing & Homepath Renovation. Purchase for as little as 3% down and no mortgage insurance.

Courtesy Of: Floridian First Rlty Group LLC



### 555 NE 15 ST # 27G, MIAMI

<b>ML#:</b> A1803814	<b>Area:</b> 32	<b>Style:</b> Efficiency	<b>LP:</b> \$239,900
<b>#Beds:</b> 1	<b>#FB:</b> 1	<b>Faces:</b> North	<b>LA:</b> ₪800
<b>Year:</b> 1980	<b>#HB:</b> 0	<b>Unit:</b> Other	<b>TA:</b> ₪800
<b>Garage:</b> 0	<b>WF:</b> Y/Other Waterfront		<b>PD:</b>
<b>Complex:</b> VENETIA CONDOUNIT		<b>Waterfront:</b> Y	<b>CD:</b>
			<b>SP:</b>

Great location at the entrance to Venetian Causeway. Walk to metromover and Performing Arts Center. Spacious unit with water view. Homepath financing available with as little as 3% down. Vacant and easy to show.

Courtesy Of: Fortune International Realty



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### 185 SW 7 ST # 1505, MIAMI

<b>ML#:</b> A1800472	<b>Area:</b> 41	<b>Style:</b> Condo 5+ Stories	<b>LP:</b> ↓ \$234,900
<b>#Beds:</b> 1	<b>#FB:</b> 1	<b>Faces:</b>	<b>Status:</b> Active-Available
<b>Year:</b> 2007	<b>#HB:</b> 1	<b>Unit:</b> High Rise	<b>LA:</b> 825
<b>Garage:</b> 0	<b>WF:</b> Y/River Front	<b>TA:</b> 825	<b>PD:</b>
<b>Complex:</b> LATITUDE ON THE RIVER CON	<b>Waterfront:</b> Y	<b>CD:</b>	<b>SP:</b>

LOCKBOX-CLICK ON SHOWING ASSIST>, CORPORATE OWNED, A 825SQ FT HIGHRISE CONDO UNIT WITH STAINLESS STEEL APPLI ANCES,GRANITE COUNTERTOPS AND BALCONY, SUBMIT ATTACHED FAR/BAR AS-IS CONTRACT AND SPECIAL ADDENDUMS WILL BE SENT IF OFFER IS APPROVED, SOLD AS IS WHERE IS WITH ALL FAULTS, NO WARRANTIES EXPRESSED OR IMPLIED, SELLERS CHOICE OF ESCROW AGENT-CERTIFIED FUNDS, \*\*ENTER OFFERS ON OUR WEBSITE\*\* SUBMIT ATTACHMENTS FOR DISCLOSURES & FURTHER MLS TERMS. EMAIL US \*ONLY\* IF YOU HAVE QUESTIONS.

Courtesy Of: Benito Realty Group

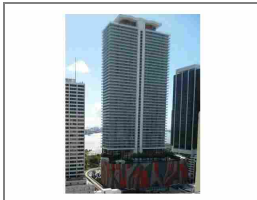


### 2451 BRICKELL AV # 19N, MIAMI

<b>ML#:</b> A1781424	<b>Area:</b> 41	<b>Style:</b> Condo 5+ Stories	<b>LP:</b> ↓ \$229,900
<b>#Beds:</b> 1	<b>#FB:</b> 1	<b>Faces:</b>	<b>Status:</b> Active-Available
<b>Year:</b> 1963	<b>#HB:</b>	<b>Unit:</b> Interior Hall	<b>LA:</b> 1,012
<b>Garage:</b> 1/Detached	<b>WF:</b> Y/Bay Front	<b>TA:</b> 1,012	<b>PD:</b>
<b>Complex:</b> Brickell Townhouse Condo	<b>Waterfront:</b> Y	<b>CD:</b>	<b>SP:</b>

Enjoy a luminous and spacious condo on the 19th floor of Brickell Townhouse. This well-kept 1/1 features elegant marble flooring, s/s appliances w/ granite counter tops & a large walk-in closet. Amenities include a pool, spa, Gym & tennis courts. Bike, jog or walk to Virginia Key, Hobie Beach, Crandon Park & Key Biscayne.Approved for Fannie Mae HomePath Financing & Renovation Mortgage. Purchase with as little as 3% down.

Courtesy Of: DASH - A Real Estate Company



### 50 BISCAYNE BL # 2503, MIAMI

<b>ML#:</b> A1789331	<b>Area:</b> 41	<b>Style:</b> Condo 5+ Stories	<b>LP:</b> ↓ \$224,900
<b>#Beds:</b> 0	<b>#FB:</b> 1	<b>Faces:</b> West	<b>Status:</b> Active-Available
<b>Year:</b> 2007	<b>#HB:</b> 0	<b>Unit:</b> High Rise	<b>LA:</b> 567
<b>Garage:</b> 1/Attached	<b>WF:</b> N	<b>TA:</b> 567	<b>PD:</b>
<b>Complex:</b> 50 Biscayne	<b>Waterfront:</b> N	<b>CD:</b>	<b>SP:</b>

Centrally located in Downtown Miami this vibrant & curvaceous building is whats come to be known as 50 Biscayne. The tower sits directly in front of the beautiful 32 acre Bayfront Park & in walking distance to Bayside Marketplace & American Airlines Arena. Amenities include 24 hour valet, conceiegre, luxurious pool deck on the 10th FL, & a spa, fitness center, & clubroom on the 12th FL. Approved for Fannie Mae HomePath Financing & Renovation Mortgage. Purchase with as little as 3% down.

Courtesy Of: DASH - A Real Estate Company

## Condo/Co-Op/Villa/Townhouse Properties for Your Consideration

**ROMAN PAVLIK**  
**Keller Williams Realty**

Call Me At: 305-694-3819 or 305-757-1700

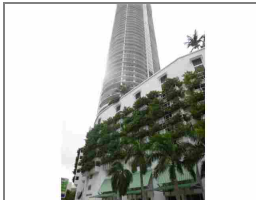


### 825 BRICKELL BAY DR # 1248, MIAMI

<b>ML#:</b> A1777850	<b>Area:</b> 42	<b>Style:</b> Condo 5+ Stories	<b>LP:</b> ↓ \$184,900
<b>#Beds:</b> 1	<b>#FB:</b> 1	<b>Faces:</b>	<b>Status:</b> Active-Available
<b>Year:</b> 1968	<b>#HB:</b> 1	<b>Unit:</b> Lobby	<b>LA:</b> 990
<b>Garage:</b> 1	<b>WF:</b> Y/Bay Front	<b>TA:</b> 990	<b>PD:</b>
<b>Complex:</b> THE FOUR AMBASSADORS	<b>Waterfront:</b> Y	<b>CD:</b>	<b>SP:</b>

THE FOUR AMBASSADORS - BEAUTIFUL 1/1.5 UNIT IN BRICKELL, 10-15 MINUTE DRIVE TO MIAMI BEACH, DOWNTOWN, CORAL GABLES, COCONUT GROVE. EASY ACCESS TO I95. MAINTENANCE FEE INCLUDES WATER, INSURANCE, ELECTRICITY, AND MORE. THIS IS A MUST SEE!!!. PROPERTY IS APPROVED FOR HOMEPATH RENOVATION FINANCING & HOMEPATH MORTGAGE FINANCING. THIS IS A FANNIE MAE HOMEPATH PROPERTY. PURCHASE WITH AS LITTLE AS 3% DOWN PAYMENT AND NO MORTGAGE INSURANCE.

Courtesy Of: Floridian First Rlty Group LLC



### 1750 N BAYSHORE DR # 1207, MIAMI

<b>ML#:</b> A1762836	<b>Area:</b> 32	<b>Style:</b> Efficiency	<b>LP:</b> ↓ \$176,900
<b>#Beds:</b> 0	<b>#FB:</b> 1	<b>Faces:</b> West	<b>Status:</b> Active-Available
<b>Year:</b> 2007	<b>#HB:</b> 0	<b>Unit:</b> Other	<b>LA:</b> 402
<b>Garage:</b> 0	<b>WF:</b> N	<b>TA:</b> 402	<b>PD:</b>
<b>Complex:</b> Opera Towers Condo	<b>Waterfront:</b> N	<b>CD:</b>	<b>SP:</b>

Great bayfront location in performing arts district. Unit is vacant and ready to move in. Modern building with all amenities. Homepath financing available with as little as 3% down payment. First Look period applies. Our office is closed in observance of Independence day holiday. Property is not on supra and requires an appointment. Please contact us on Monday 07/08/13 to schedule a showing.

Courtesy Of: Fortune International Realty



### 677 NE 24 ST # 207, MIAMI

<b>ML#:</b> A1807728	<b>Area:</b> 32	<b>Style:</b> Condo 5+ Stories	<b>LP:</b> \$139,900
<b>#Beds:</b> 2	<b>#FB:</b> 2	<b>Faces:</b>	<b>Status:</b> Active-Available
<b>Year:</b> 1976	<b>#HB:</b> 0	<b>Unit:</b> Other	<b>LA:</b> 872
<b>Garage:</b> 0	<b>WF:</b> N	<b>TA:</b> 872	<b>PD:</b>
<b>Complex:</b> LA PIAZZA NAVONA CONDO	<b>Waterfront:</b> N	<b>CD:</b>	<b>SP:</b>

LOCKBOX-CLICK ON SHOWING ASSIST> ,CORPORATE OWNED, A SPACIOUS 2/2, 872SQ FT CONDO UNIT WITH BALCONY. TILE FLOORING THROUGHOUT. PRICED TO SELL VERY FAST, SUBMIT ATTACHED FAR/BAR AS-IS CONTRACT AND SPECIAL ADDENDUMS WILL BE SENT IF OFFER IS APPROVED, SOLD AS IS WHERE IS WITH ALL FAULTS, NO WARRANTIES EXPRESSED OR IMPLIED, SELLERS CHOICE OF ESCROW AGENT-CERTIFIED FUNDS, \*\*ENTER OFFERS ON OUR WEBSITE\*\* SUBMIT ATTACHMENTS FOR DISCLOSURES & FURTHER MLS TERMS. EMAIL US \*ONLY\* IF YOU HAVE QUESTIONS.

Courtesy Of: Benito Realty Group

## Condo/Co-Op/Villa/Townhouse Properties for Your Consideration

**ROMAN PAVLIK**  
**Keller Williams Realty**

**Call Me At: 305-694-3819 or 305-757-1700**



### 126 SW 17 RD # 504, MIAMI

**ML#:** A1807366    **Area:** 41    **Style:** Condo 5+ Stories    **LP:** \$110,000  
**#Beds:** 2    **#FB:** 1    **Faces:**    **LA:** #616    **Status:** Active-Available  
**Year:** #1997    **#HB:** 0    **Unit:** Other    **TA:** #616    **PD:**  
**Garage:** 0    **WF:** N    **CD:**  
**Complex:** BRICKELL VIEW CONDO    **Waterfront:** N    **SP:**

Great central location! This condo is a 2br, 1 ba 616 sf condo. Beautiful dark bamboo floors. Open layout floor plan, stainless steel refrigerator and microwave. Secure building with key access entrance. Fitness room on ground level of building. Building is pet friendly and only minutes away from downtown and brickell.

Courtesy Of: Carrington Real Estate Service



### 555 NE 15 ST # 412, MIAMI

**ML#:** A1784212    **Area:** 32    **Style:** Condo 1-4 Stories    **LP:** ↓ \$109,900  
**#Beds:** 0    **#FB:** 1    **Faces:**    **LA:** #400    **Status:** Active-Available  
**Year:** #1980    **#HB:** 0    **Unit:** High Rise    **TA:** #400    **PD:**  
**Garage:** 1    **WF:** Y/Bay Front    **CD:**  
**Complex:** VENETIA    **Waterfront:** Y    **SP:**

Beautiful studio located on the 4th floor of the Venetia Condo in Downtown Miami. This building is steps away from the Performing Arts Center & MetroMover and minutes from I-95, AA Arena & Brickell Ave. This studio features a full & open kitchen, carpeted thruout, & best of all, a direct bay view! Amenities include two pools, tennis courts, gym, valet, 24-hour security. Approved for HomePath Renovation Financing & Homepath Financing. Purchase with as little as 3% down payment and no mortgage insurance.

Courtesy Of: Floridian First Rlty Group LLC