

# A Property for Your Consideration . . .

**Presented by :** Ross Milroy  
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Miami Beach

450 ALTON RD # 1801

\$ 2,200,000

REF #: M1399720

Status: Active-Availab

Complex Name:  
ICON CONDOMINIUM

Bedrooms: 3

Full Baths: 4

Half Baths: 0

SqFt Liv Area: ≈4303

Year Built: ≈2005/Resale

Faces:

Garage: 2

Carport:



Waterfront: Y/Ocean Front

Cooling: Central Cooling/Electric Cooling

Icon South Beach Luxury on prestigious South of Fifth Area. This unique 3/4 corner unit with Marble and Wood floors offers unobstructed spectacular views of the Ocean, Miami Skyline, Fisher Island, Cruise Ship Alley from 1,500 sq ft of terraces. Concierge 24 HR SEC Heated Pools Sauna Fitness Facility Spa Billiard Room Library Bayfront Cafe Valet & Assigned Parking Business & Conf Room Lobby designed by world renowned designer Phillipe Starck SOLD AS IS Buyer pays \$250 closing fee to seller.

Master Bathroom:

Interior Features:

No Interior Features

Amenities:

Bar/ Billiard Room/ Clubhouse-Clubroom/ Elevator/ Heated Pool

Exterior Features:

Open Balcony/ Wraparound Porch

Maint Fee: \$4,019 TOA: H Total Fees: \$0/N

Maintenance Includes:

All Amenities/ Building Exterior/ Common Area/ Elevator/ Fidelity Bond



Directions: MCARTHUR CAUSEWAY TO 5TH STREET DRIVE TO ALTON RD. TURN RIGHT ON ALTON

Tax Amount\$: ≈\$ 54,541

Tax Year: 2009

DAV/SOH\$: ≈\$ 2,690,100

DMV/ASV\$: