

Cape Florida Club — Phase III

218 Seaview Dr, Key Biscayne, FL 33149 — Building Profile — Public Records · July 2026

PROPERTY FACTS

Folio	2452040130001
Year built	1977
Unit folios	12
Use	Residential - Total Value

ASSOCIATION

Florida entity	Cape Florida Club Condominium, Phase Iii, Inc.
Sunbiz	729894 · Active
Registered agent	Venizelos Arietta
President	Venizelos Arietta
Vice President	Angel Luis
Secretary	Alvarez Maria Teresa

COUNTY REGISTRATION

Registration #	CR23004860
Status	Issued
Expires	01-31-2027

40-YEAR RECERTIFICATION

Case	40YC22-00009
Filed	01/18/2022
Type	40 YEAR CERTIFICATION
Status	Rejected

RECORDED DOCUMENTS (MIAMI-DADE CLERK)

2

Claims of lien

3

Lis pendens

12

Declarations & amendments

0

Tax liens

0

Releases & satisfactions

0

Notices of commencement

0

Judgments

0

Affidavits

2

Court filings

Counts reflect documents recorded with the Miami-Dade Clerk of Courts naming the association. Claims of lien are most commonly filed by an association against individual units for unpaid assessments; lis pendens indicate pending litigation affecting a unit or the property. Releases and satisfactions record liens or lis pendens being resolved; notices of commencement indicate construction or repair projects; affidavits, judgments and court filings are administrative and litigation-related records. Recorded documents are historical facts and do not by themselves establish the current financial condition of an association.

MOST RECENT RECORDED DOCUMENTS (UP TO 15 SHOWN)

Recorded	Document	Book/Page	Clerk file #
5/7/2025	Assignment	34745/4769	2025 R 349961
2/16/2023	Dade Court Paper	33584/1232	2023 R 106271
1/30/2023	Dade Court Paper	33560/1087	2023 R 62174

9/5/2019	Lis Pendens	31593/435	2019 R 552588
7/21/2016	Lis Pendens	30161/360	2016 R 425022
5/16/2016	Lien	30076/611	2016 R 284475
3/3/2015	Assignment	29521/3521	2015 R 137606
3/3/2015	Agreement	29521/3519	2015 R 137605
3/4/2014	Lien	29052/3569	2014 R 158361
1/31/2014	Lis Pendens	29013/2331	2014 R 80365
10/25/1993	Declaration Of Condominium	16102/325	1993 R 524212
3/14/1990	Declaration Of Condominium	14466/3364	1990 R 95727
6/23/1989	Declaration Of Condominium	14156/128	1989 R 223846
9/10/1982	Declaration Of Condominium	11553/982	1982 R 206593
5/10/1979	Declaration Of Condominium	10387/263	1979 R 132734

This profile is our gift to Key Biscayne buyers

Vantage Luxury Real Estate built and maintains this database — no paywall, no strings. When you want the owner-only documents (budgets, minutes, reserve study/SIRS, insurance, estoppel), a valuation, or a straight answer about this building, we're one message away.

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Full profile & document request: www.keybiscaynecondoassessments.com/building/218-seaview-dr/

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All information on this site is compiled from official public records — the Miami-Dade Property Appraiser, Miami-Dade Clerk of Courts, Florida Division of Corporations (Sunbiz), Miami-Dade RER and the Village of Key Biscayne — as of July 2026. Records may contain errors or be superseded by later filings; nothing here is legal, financial or investment advice, nor a statement about the current financial condition of any association. Verify all information independently before relying on it. · Equal Housing Opportunity