

A11294974 © Miami MLS® 2022



**\$4,500,000**

## **10295 COLLINS AVE 304 BAL HARBOUR FL 33154**

<https://rluxury.com>

SPECTACULAR 3 Br/3.5 Bth luxury residence at desirable beachfront location. Breathtaking unobstructed NE views of the Atlantic Ocean coastline, the park and unique view of inlet. Private elevator. Huge terraces, only 2 units in the building can offer. Finest European marble & wood floors. Custom built-in furniture. Jacuzzi. Four walk-in closets. Gourmet kitchen, Sub-zero fridge [...]

- 3 beds
- 4 baths
- Condominium
- Residential
- Active
- 3120 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 3120 sq ft

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Year built:** 2007



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## Rooms & Units Description

**Unit Number:** 304

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## Property details

**Total Building Area:** 3120

**Subdivision Name:** 10295 COLLINS AVE RESDNTA

**Possession:** Closing & Funding

**Direction Faces:** Northeast

**Parcel Number:** 12-22-26-044-0540

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## Property Features



**Exterior Features:** Patio

**Interior Features:** Bidet,Built-in Features,Bedroom on Main Level,Dual Sinks,Jetted Tub,Living/Dining Room,Custom Mirrors,Main Living Area Entry Level,Sitting Area in Primary,Split Bedrooms,Separate Shower,Walk-In Closet(s),Elevator

**Laundry Features:** Laundry Tub

**Accessibility Features:** Accessible Hallway(s)

**Waterfront Features:** Ocean Front

**Window Features:** Impact Glass

**Pool Features:** Association,Heated

**Parking Features:** Assigned,Two or More Spaces,Garage Door Opener

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

**Appliances:** Some Gas Appliances,Built-In Oven,Dryer,Dishwasher,Gas Range,Microwave,Refrigerator,Washer

**Architectural Style:** High Rise,Ranch

**Association Amenities:** Bike Storage,Clubhouse,Fitness Center,Pool,Spa/Hot Tub,Storage,Trash,Vehicle Wash Area,Elevator(s)

**Construction Materials:** Block

**Cooling:** Central Air,Zoned

**Cooling Y/N:** 1

**Covered Spaces:** 3

**Flooring:** Marble,Wood

**Furnished:** Negotiable

**Garage Spaces:** 3

**Garage Y/N:** 1

**Heating:** Central,Zoned

**Heating Y/N:** 1

**Pets Allowed:** Conditional,Yes,Pet Restrictions

**View:** Ocean,Water

**View Y/N:** 1

**Entry Level:** 3

**Entry Location:** 3

**Patio and Porch Features:** Patio

**Property Attached Y/N:** 1

**Waterfront Y/N:** 1

**Stories Total:** 26

**Utilities:** Cable Available

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## Location Details

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

**Directions:** From Bal Harbour Shops: North on Collins Ave., do not enter the bridge, make a right and follow the street up the ramp towards Ritz. # 10295

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## Fees & Taxes



**Tax Annual Amount:** 40847

**Tax Year:** 2022

**Tax Legal Description:** THE  
RESIDENCES AT ONE BAL  
HARBOUR CONDO UNIT 304 UNDIV  
0.6210128% INT IN COMMON  
ELEMENTS OFF REC 26014-0098  
COC 26140-2855 12 2007 1 NAME  
CH

**Association Fee:** 4670

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Association  
Management,Common Areas,Hot Water,Maintenance  
Structure,Pest Control,Pool(s),Sewer,Security,Trash,Water

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## Miscellaneous

**Public Survey Township:** 12

**Public Survey  
Section:** 26

**Syndication Remarks:** SPECTACULAR 3 Br/3.5 Bth luxury residence at  
desirable beachfront location. Breathtaking unobstructed NE views of the  
Atlantic Ocean coastline.

**Year Built Details:**  
New Construction

**Virtual Tour URL:** <https://tours.photostetic.com/v/Gz8xqTX>

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## Courtesy of

**Office Name:** Amerivest Realty

