



A11321391 © Miami ML 30 2023

**\$4,700,000**

## **18975 COLLINS AVE 2601 SUNNY ISLES BEACH FL 33160**

<https://rluxury.com>

Rarely available 01 line! Step into this magnificent residence featuring East to West views of the Atlantic Ocean and Intercoastal Waterways. Unit Features Three Bedrooms plus Enclosed Den (turned into 4th Bedroom with Full Bathroom) Five and 1/2 Bathrooms. Professionally decorated/ fully upgraded Italian closets, wallpapers throughout residence, electric blinds and light fixtures. Two deep [...]

- 3 beds
- 6 baths
- Condominium
- Residential
- Active
- 2468 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 2468 sq ft

**Bathrooms Full:** 5

**Category:** Residential

**Status:** Active

**Bathrooms:** 6 baths

**Year built:** 2019



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## Rooms & Units Description

**Unit Number:** 2601

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## Property details

**Total Building Area:** 2468

**Subdivision Name:** 18975 COLLINS CONDO

**Parcel Number:** 31-22-02-055-0740 **Possession:** Other

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## Property Features

**Exterior Features:** Balcony,Patio

**Interior Features:** Convertible Bedroom,Entrance  
Foyer,Elevator

**Waterfront Features:** Ocean  
Access,Ocean Front

**Pool Features:** Association

**Parking Features:** Two or More  
Spaces,Valet

**Appliances:** Dryer,Dishwasher,Disposal,Trash Compactor

**Architectural Style:** High Rise

**Association Amenities:** Business  
Center,Clubhouse,Barbecue,Other,Picnic  
Area,Playground,Pool,Sauna,Spa/Hot Tub,Trash

**Construction Materials:** Block

**Cooling:** Central Air

**Cooling Y/N:** 1

**Covered Spaces:** 2

**Flooring:** Other

**Garage Spaces:** 2

**Garage Y/N:** 1

**Heating:** Central

**Heating Y/N:** 1

**Pets Allowed:** Conditional,Yes

**View:** Bay,Ocean,Water

**View Y/N:** 1

**Entry Level:** 26

**Entry Location:** 26

**Patio and Porch Features:**  
Balcony,Open,Patio

**Property Attached Y/N:** 1

**Waterfront Y/N:** 1

**Stories Total:** 56

**Utilities:** Cable Available



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## Location Details

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

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## Fees & Taxes

**Tax Annual Amount:** 40266

**Tax Year:** 2022

**Tax Legal Description:** 18975 COLLINS CONDO UNIT 2601  
UNDIV 0.3523% INT IN COMMON ELEMENTS OFF REC  
31715-2560

**Association Fee:** 3000

**Association Fee Frequency:** Monthly

**Association Fee Includes:**  
Amenities

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## Miscellaneous

**Public Survey Township:** 31

**Public  
Survey  
Section:** 2

**Syndication Remarks:** Step into this magnificent fully furnished, turnkey residence featuring East to West views of the Atlantic Ocean and Intercoastal Waterways.

**Year Built  
Details:**  
Resale

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11321391>

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## Courtesy of

**Office Name:** G Realty Group, LLC.

