



**\$5,500,000**

## **262 189TH TER SUNNY ISLES BEACH FL 33160**

<https://rluxury.com>

NEW BUILD MODERN ESTATE IN THE HEART OF SUNNY ISLES BEACH! Modern Tropical Oasis Lined with Lush Landscaping Encompassing 5 Bedrooms + 5 Baths + Powder Room in 4,464 Adj Gross SF on 7,500 SF LOT. Open Floorplan with Calacatta Flooring on Ground Level featuring Entertaining Spaces + Wine Cellar. Soaring Ceilings with Recessed Lighting [...]

- 5 beds
- 6 baths
- Single Family Residence
- Residential
- Active

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Year built:** 2023

**Bathrooms Full:** 5

**Category:** Residential

**Status:** Active

**Bathrooms:** 6 baths



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## Property details

**Direction Faces:** North

**Lot Size Square Feet:** 7500

**Possession:** Closing & Funding

**Lot Size Area:** 7500

**Subdivision Name:** OCEAN BLVD ESTATES SEC A

**Parcel Number:** 31-22-02-007-0190

**Living Area Source:** Survey

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## Property Features

**Community Features:** Sidewalks

**Interior Features:** First Floor Entry,Upper Level Primary

**Lot Features:** < 1/4 Acre

**Appliances:** None

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Marble

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** None

**Roof:** Concrete

**Attached Garage Y/N:** 1

**Exterior Features:** Porch

**Pool Features:** In Ground,Pool

**Parking Features:** Attached,Driveway,Garage

**Architectural Style:** Two Story

**Cooling:** Central Air

**Covered Spaces:** 2

**Garage Spaces:** 2

**Heating:** Central

**Sewer:** Public Sewer

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

**Water Source:** Public

**Stories:** 2

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## Location Details

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

**Zoning Description:** 0100

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## Fees & Taxes



**Tax Annual Amount:** 11709

**Tax Year:**  
2022

**Tax Legal Description:** OCEAN BLVD ESTS SEC A PB 48-39 LOT 9 BLK 9 LOT SIZE  
75.000 X 100 F/A/U 30-2202-007-0190 OR 20820-4085 11 2002 1

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## Miscellaneous

**Public Survey Township:** 31

**Public Survey Section:** 2

**Syndication Remarks:** NEW BUILD MODERN ESTATE IN THE  
HEART OF SUNNY ISLES BEACH! Modern Tropical Oasis Lined w  
Lush Landscaping Encompassing 4 Beds + Den + 5 Baths +  
Powder

**Year Built Details:** New  
Construction

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## Courtesy of

**Office Name:** Luxe Living Realty

