



**\$8,250,000**

## **306 ATLANTIC AVE SUNNY ISLES BEACH FL 33160**

<https://rluxury.com>

MOTIVATED SELLER - just reduced! Waterfront Two Story House on the Island of Sunny isles. Only 54 custom made homes community. Fast access to the Beach. 6b/6b, master bedroom on the second floor, elevator & 22-foot-high ceiling. High end appliances. Customized home theater with 7.1 surround sound system. Impact doors & windows. Travertine marble throughout. [...]

- 6 beds
- 6 baths
- Single Family Residence
- Residential
- Active
- 4871 sq ft

### **Basics**

**Bathrooms Full:** 6

**Category:** Residential

**Status:** Active

**Bathrooms:** 6 baths

**Year built:** 2006

**Lot Size Units:** Square Feet

**Type:** Single Family Residence

**Bedrooms:** 6 beds

**Area:** 4871 sq ft



---

## Property details

**Total Building Area:** 6702

**Subdivision Name:** ATLANTIC ISLAND

**Parcel Number:** 31-22-14-003-0620

**Living Area Source:** Survey

**Direction Faces:** South

**Lot Size Square Feet:** 14248

**Possession:** Other

**Lot Size Area:** 14248

---

## Property Features



**Community Features:** Boat Facilities,Bar/Lounge

**Interior Features:** Bidet,Built-in Features,Bedroom on Main Level,Breakfast Area,Closet Cabinetry,Dining Area,Separate/Formal Dining Room,Dual Sinks,Elevator,First Floor Entry,Kitchen Island,Kitchen/Dining Combo,Upper Level Primary

**Window Features:** Blinds,Impact Glass

**Lot Features:** 1/4 to 1/2 Acre Lot,Sprinklers Automatic,Sprinkler System

**Security Features:** Smoke Detector(s)

**Architectural Style:** Two Story

**Carport Y/N:** 1

**Cooling:** Central Air,Ceiling Fan(s),Electric

**Covered Spaces:** 8

**Frontage Length:** 90

**Garage Spaces:** 2

**Heating:** Central,Electric

**Pets Allowed:** No Pet Restrictions,Yes

**View:** Canal,Intercoastal

**Patio and Porch Features:** Deck

**Waterfront Y/N:** 1

**Attached Garage Y/N:** 1

**Utilities:** Cable Available

**Exterior Features:** Barbecue,Deck,Fence,Fruit Trees,Outdoor Grill,Shed,Awning(s)

**Waterfront Features:** Canal Access,Intracoastal Access,Intersecting Canal,Seawall

**Pool Features:** Concrete,In Ground,Pool

**Parking Features:** Attached,Circular Driveway,Detached Carport,Electric Vehicle Charging Station(s),Garage

**Appliances:** Some Gas Appliances,Dishwasher,Disposal,Gas Range,Ice Maker,Microwave,Refrigerator,Self Cleaning Oven,Trash Compactor

**Carport Spaces:** 6

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Marble

**Furnished:** Furnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**Sewer:** Public Sewer

**View Y/N:** 1

**Roof:** Shingle

**Water Source:** Public

**Stories:** 2

---

## Location Details

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

**Middle/Junior School:** Norman S. Edelcup K-8

**Zoning Description:** 0100

**Elementary School:** Norman S. Edelcup K-8

**High School:** Alonzo and Tracy Mourning Sr. High



---

## Fees & Taxes

**Tax Annual Amount:** 54195

**Tax Year:** 2021

**Tax Legal Description:** ATLANTIC ISLAND PB 34-17 LOTS 84 THRU 86 & PROP INT IN PT OF LOT 96 PB 5-35 PER DB 3887-597 LOT SIZE 14248 SQ FT F/A/U 30-2214-003-0620 OR 1

**Association Fee:** 350

**Association Fee Frequency:** Annually

---

## Miscellaneous

**Public Survey Township:** 31

**Public Survey Section:** 14

**Syndication Remarks:** MOTIVATED SELLER Waterfront Two Story House on the Island of Sunny isles. 6b/6b home, 90f waterfront for yacht, one lift & one dock, pool, jacuzzi

**Year Built Details:** Resale

**Virtual Tour URL:**

<https://www.zillow.com/view-3d-home/f76a5ce3-db80-47cc-958c-b7dcf3e29791?setAttribution=mls&wl=true>

---

## Courtesy of

**Office Name:** Trust Invest Real Estate Corp

