



**\$12,200,000**

## **9705 COLLINS AVE 2204N & 2205N BAL HARBOUR FL 33154-2274**

<https://rluxury.com>

This magnificent 3,688 sqft residence features 4 bedrooms, 4 full baths, and 2 half baths. Two combined units span the entire length of the building, with floor-to-ceiling windows in each room providing breathtaking views of the ocean, intracoastal, and cityscape. Every detail has been carefully crafted with exquisite design, resulting in an unparalleled level of [...]

- 4 beds
- 6 baths
- Condominium
- Residential
- Active
- 3688 sq ft

### **Basics**

**Bathrooms Half:** 2

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 4 beds

**Area:** 3688 sq ft

**Bathrooms Full:** 4

**Category:** Residential

**Status:** Active

**Bathrooms:** 6 baths

**Year built:** 2011



---

## Rooms & Units Description

**Unit Number:** 2204N & 2205N

---

## Property details

**Direction Faces:** East

**Subdivision Name:** ST REGIS BAL HARBOUR

**Parcel Number:** 12-22-26-048-0840 **Possession:** Closing & Funding

**Living Area Source:** Owner

---

## Property Features



**Exterior Features:** Balcony

**Interior Features:** Wet Bar,Built-in Features,Bedroom on Main Level,Closet Cabinetry,Dual Sinks,First Floor Entry,Fireplace,Jetted Tub,Split Bedrooms,Separate Shower,Bar

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

**Window Features:** Blinds

**Pool Features:** Heated

**Parking Features:** Valet

**Appliances:** Built-In Oven,Dishwasher,Disposal,Ice Maker,Other,Refrigerator,Self Cleaning Oven,Washer

**Architectural Style:** Split-Level

**Association Amenities:** Business Center,Cabana,Fitness Center,Pool,Sauna,Elevator(s)

**Construction Materials:** Block

**Cooling:** Central Air

**Cooling Y/N:** 1

**Covered Spaces:** 4

**Fireplace Y/N:** 1

**Flooring:** Marble

**Furnished:** Furnished

**Garage Spaces:** 4

**Garage Y/N:** 1

**Heating:** Central

**Heating Y/N:** 1

**Pets Allowed:** Conditional,Yes

**View:** Bay,Intercoastal,Ocean

**View Y/N:** 1

**Entry Level:** 22

**Entry Location:** 22

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

**Property Attached Y/N:** 1

**Waterfront Y/N:** 1

**Stories Total:** 27

**Utilities:** Cable Available

---

## Location Details

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

**Directions:** Take Collins Avenue North and building is on ocean side, across from Bal Harbour Shops

---

## Fees & Taxes



**Tax Annual Amount:** 69116

**Tax Year:** 2020

**Tax Legal Description:** BAL HARBOUR  
NORTH SOUTH CONDO UNIT 2204N UNDIV  
0.210974% INT IN COMMON ELEMENTS OFF  
REC 27891-0454

**Association Fee:** 5044

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Hot  
Water,Insurance,Maintenance  
Structure,Other,Pool(s),Water

---

## Miscellaneous

**Public Survey Township:** 12

**Public  
Survey  
Section:** 26

**Syndication Remarks:** This magnificent 3,688 sqft residence features 4 bedrooms, 4 full baths, and 2 half baths. Two combined units span the entire length of the building.

**Year Built  
Details:**  
Resale

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11326842>

---

## Courtesy of

**Office Name:** FACCIN Group Realty

