



**\$2,749,000**

**1104, 18975, COLLINS AVE, SUNNY ISLES BEACH, FL, 33160**

<https://18975collinsave.com>

18975 COLLINS CONDO UNIT 1104 UNDIV 0.2205% INT IN COMMON ELEMENTS OFF REC 31715-2560 Experience the Armani lifestyle in this oceanfront gem at Sunny Isles Beach. This elegant 2 bedroom + den, 2.5 bathrooms residence showcases 10-foot ceilings and floor-to-ceiling windows framing breathtaking ocean and city views. An oversized balcony with a summer kitchen extends [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 1545 sq ft

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Floors:** 56 floors

**Year built:** 2019

**Subdivision Name:** 18975 COLLINS CONDO

**Type:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 1 half bath

**Area:** 1545 sq ft

**View:** Bay,Ocean

**County:** Miami-Dade

Building Details

**Architectural Style:** HighRise

**Covered Spaces:** 2

**Floor covering:** Tile

**Construction Materials:** Block

**Garage Spaces:** 2

Amenities & Features

**Pool Features:** Association,Heated

**Security Features:** DoorMan,SecurityGuard,FireSprinklerSystem

**Association Amenities:**  
BilliardRoom,BusinessCenter,Cabana,Clubhouse,FitnessCenter,Other,Playground,Pool,Sauna,SpaHotTub,Trash

**Utilities:** CableAvailable

**Cooling:** CentralAir

**Furnished:** Negotiable

**Interior Features:**  
BedroomOnMainLevel,ClosetCabinetry,DualSinks,FirstFloorEntry,JettedTub,KitchenIsland,SplitBedrooms,SeparateShower,WalkInClosets

**Parking Features:**  
TwoOrMoreSpaces,Valet

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

**Waterfront Features:**  
OceanFront

**Window Features:**  
Blinds,ImpactGlass

**Exterior Features:**  
Balcony,SecurityHighImpactDoors

**Heating:** Central

**Appliances:** Dryer,Dishwasher

Expenses, Fees & Taxes

**Association Fee:** \$3,028

**Tax Year:** 2024

**Tax Annual Amount:** \$31,057

Miscellaneous

**Association Fee Frequency:** Monthly

**Listing Terms:** Cash,Conventional

**List Office Name:** Compass Florida, LLC

**Direction Faces:** Southeast

