



**\$3,580,000**

## **3004, 18975, COLLINS AVE, SUNNY ISLES BEACH, FL, 33160**

<https://18975collinsave.com>

18975 COLLINS CONDO UNIT 3004 UNDIV 0.2333% INT IN COMMON ELEMENTS OFF REC 31715-2560 Live the Armani dream at this oceanfront masterpiece in Sunny Isles Beach, Florida. Exquisite 2-bed + den apartment stuns with panoramic ocean & city views through 10-foot ceilings & expansive windows. Step into a haven of exquisite, elegantly designed units, with [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 1634 sq ft

## **Basics**

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Floors:** 55 floors

**Year built:** 2019

**Subdivision Name:** 18975 COLLINS CONDO

**Type:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 1 half bath

**Area:** 1634 sq ft

**View:** Ocean

**County:** Miami-Dade



# Building Details

**Architectural Style:** HighRise  
**Covered Spaces:** 2  
**Floor covering:** CeramicTile

**Construction Materials:** Block  
**Garage Spaces:** 2

## Amenities & Features

**Pool Features:** Association  
**Security Features:** LobbySecured,SecurityGuard  
**Association Amenities:** BusinessCenter,Clubhouse,Elevators,FitnessCenter,Pool,Sauna  
**Utilities:** CableAvailable  
**Cooling:** CentralAir  
**Heating:** Central  
**Appliances:**  
Dryer,Dishwasher,ElectricRange,ElectricWaterHeater,Disposal,Microwave,Refrigerator,Washer  
**Parking Features:** OneSpace,Valet  
**Patio & Porch Features:** Balcony,Open  
**Waterfront Features:** OceanFront  
**Window Features:** ImpactGlass  
**Exterior Features:** Balcony,Barbecue  
**Interior Features:**  
BedroomOnMainLevel,BreakfastArea,DualSinks,EatInKitchen,FirstFloorEntry,KitchenIsland,LivingDiningRoom,CustomMirrors,TubShower,WalkInClosets,Elevator,Bar

# Nearby Schools

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

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

# Expenses, Fees & Taxes

**Association Fee:** \$3,204

**Tax Annual Amount:** \$37,312

**Tax Year:** 2024

# Miscellaneous

**Association Fee Frequency:** Monthly

**List Office Name:** Xfera Realty Group, LLC.

**Listing Terms:** Cash,Conventional,Exchange1031

