



**\$3,490,000**

## FL, SUNNY ISLES BEACH

<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

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## 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

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

# 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

