

## 10295 COLLINS AVE 2406 BAL HARBOUR FL 33154

<https://miamirealestateinc.com>

Stunning high floor, unobstructed endless views of the ocean, intracoastal and inlet. Enjoy complete privacy from one of the few units in Bal Harbour that does not look back at a neighboring building or condo. Beautifully furnished with 24 inch marble throughout. Access to opulent world-class Ritz Carlton resort amenities. Units is rented and need [...]

\$4,750,000

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 2009 sq ft

### Basics

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 2009 sq ft

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 2007



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## Rooms & Units Description

**Unit Number:** 2406

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## Location Details

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

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## Property details

**Total Building Area:** 2009

**Parcel Number:** 12-22-26-044-1190

**Subdivision Name:** ONE BAL HARBOUR

**Possession:** Closing & Funding

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## Property Features



**Exterior Features:** Balcony

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

**Pool Features:** Association

**Appliances:** Built-In Oven, Dryer, Dishwasher, Electric Water Heater, Disposal, Gas Range, Ice Maker, Microwave, Refrigerator, Self Cleaning Oven, Washer

**Association Amenities:** Fitness Center, Other, Pool, Spa/Hot Tub, Elevator(s)

**Cooling:** Central Air

**Covered Spaces:** 1

**Garage Spaces:** 1

**Heating:** Central

**Pets Allowed:** Conditional, Yes

**View Y/N:** 1

**Entry Location:** 24

**Property Attached Y/N:** 1

**Stories Total:** 26

**Interior Features:** Built-in Features, Bedroom on Main Level, Breakfast Area, Closet Cabinetry, First Floor Entry, Garden Tub/Roman Tub, High Ceilings, Living/Dining Room, Walk-In Closet(s), Elevator

**Window Features:** Blinds, Impact Glass

**Parking Features:** Guest, One Space

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Marble

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Canal, Intercoastal

**Entry Level:** 24

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

**Waterfront Y/N:** 1

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## Miscellaneous

**Public Survey Township:** 12

**Syndication Remarks:** Stunning high floor, unobstructed endless views of the ocean, intracoastal and inlet. Beautifully furnished. World-class Ritz Carlton amenities.

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11224540>

**Public Survey Section:** 26

**Year Built Details:** Resale



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## Fees & Taxes

**Tax Annual Amount:** 30359

**Tax Year:** 2021

**Tax Legal Description:** THE  
RESIDENCES AT ONE BAL HARBOUR  
CONDO UNIT 2406 UNDIV 0.3997866%  
INT IN COMMON ELEMENTS OFF REC  
26014-0098 COC 26158-2596 01 2008  
1 NAME C

**Association Fee:** 7355

**Association Fee Frequency:**  
Quarterly

**Association Fee Includes:** Association  
Management,Amenities,Common Areas,Cable TV,Hot  
Water,Internet,Maintenance Grounds,Parking,Pest  
Control,Sewer,Security

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## Courtesy of

**Office Name:** FACCIN Group Realty

