

## 10295 COLLINS AVE 403 BAL HARBOUR FL 33154

<https://miamirealestateinc.com>

**\*UPDATE\* UNIT HAS BEEN RENTED, AVAILABLE FOR SALE!**  
CONTACT LA FOR DETAILS. Welcome to your new ocean front home in Bal Harbour! A luxurious condo with direct ocean view, in one of the most desired buildings in Bal Harbour, the Ritz Carlton Residence. When entering this remarkable unit, a large, open layout with direct view [...]

\$4,299,000

- 3 beds
- 4 baths
- Condominium
- Residential
- Active
- 3105 sq ft

### Basics

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 3105 sq ft

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Year built:** 2007



---

## Rooms & Units Description

**Unit Number:** 403

---

## Location Details

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

---

## Property details

**Total Building Area:** 3105

**Subdivision Name:** 10295 COLLINS AVE RESDNTA

**Parcel Number:** 12-22-26-044-0330

**Possession:** Negotiable, Subject To Tenant Rights

---

## Property Features



**Exterior Features:** Security/High Impact Doors,Other,Patio

**Laundry Features:** Washer Hookup,Dryer Hookup,Laundry Tub

**Pool Features:** Association,Heated

**Security Features:** Door Man,Elevator Secured,Security Guard,Smoke Detector(s)

**Architectural Style:** High Rise,Other

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Marble,Other

**Garage Y/N:** 1

**Heating Y/N:** 1

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 4

**Property Attached Y/N:** 1

**Stories Total:** 26

**Interior Features:** Breakfast Area,Entrance Foyer,Kitchen Island,Living/Dining Room,Other,Pantry,Sitting Area in Primary,Elevator,Bar

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

**Parking Features:** Assigned,Valet

**Appliances:** Dryer,Dishwasher,Gas Range,Ice Maker,Refrigerator,Self Cleaning Oven,Washer

**Association Amenities:** Beach Rights,Bike Storage,Business Center,Clubhouse,Community Kitchen,Elevator(s),Fitness Center,Pier,Pool,Putting Green(s),Spa/Hot Tub,Storage

**Cooling:** Central Air

**Covered Spaces:** 1

**Garage Spaces:** 1

**Heating:** Central,Other

**New Construction Y/N:** 1

**View:** Bay,Ocean

**Entry Level:** 4

**Patio and Porch Features:** Patio

**Waterfront Y/N:** 1

---

## Miscellaneous

**Development Status:** New Construction

**Public Survey Section:** 26

**Year Built Details:** Effective Year Built

**Public Survey Township:** 12

**Syndication Remarks:** See broker's remarks

**Virtual Tour URL:** <https://vimeo.com/841249531>

---

## Fees & Taxes



**Tax Annual Amount:** 47597

**Tax Year:** 2022

**Tax Legal Description:** THE RESIDENCES AT ONE BAL  
HARBOUR CONDO UNIT 403 UNDIV 0.6179474% INT IN COMMON  
ELEMENTS OFF REC 26014-0098 COC 26135-2965 12 2007 1  
NAME CH

**Association Fee:** 15302

**Association Fee Frequency:** Quarterly

**Association Fee Includes:**  
Amenities

---

## Courtesy of

**Office Name:** Lumer Real Estate

