



**\$1,575,000**

## **16400 COLLINS AVE 741 SUNNY ISLES BEACH FL 33160**

<https://miamirealestateinc.com>

Located on the private island of Florida Riviera, in the heart of Sunny Isles, extra large 3 bedroom 3 bathroom fully remodeled corner unit with wraparound balcony. New kitchen with top of the line stainless still appliances and new designer bathrooms. Wraparound 270 degrees balconies with breathtaking east views of the ocean, intracoastal and city [...]

- 3 beds
- 3 baths
- Condominium
- Residential
- Active
- 2340 sq ft

### **Basics**

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 1995

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 2340 sq ft



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## Rooms & Units Description

**Unit Number:** 741

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## Location Details

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

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

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

**High School:** Alonzo and Tracy Mournig Sr.  
High

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## Property details

**Total Building Area:** 2340

**Parcel Number:** 31-22-14-028-0100

**Subdivision Name:** OCEANIA IV CONDO

**Possession:** Before Closing

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## Property Features



**Exterior Features:** Balcony,Porch,Patio,Tennis Court(s)

**Interior Features:** Bedroom on Main Level,First Floor Entry

**Waterfront Features:** Bay Front,Intracoastal Access,Intersecting Canal

**Window Features:** Blinds,Drapes

**Parking Features:** Attached Carport,Two or More Spaces,Garage Door Opener

**Security Features:** Smoke Detector(s)

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

**Architectural Style:** High Rise

**Association Amenities:** Billiard Room,Bike Storage,Clubhouse,Fitness Center,Barbecue,Picnic Area,Sauna,Spa/Hot Tub,Storage,Tennis Court(s),Trash,Elevator(s)

**Carport Y/N:** 1

**Construction Materials:** Block

**Cooling:** Central Air

**Cooling Y/N:** 1

**Covered Spaces:** 1

**Flooring:** Ceramic Tile

**Furnished:** Negotiable

**Garage Spaces:** 1

**Garage Y/N:** 1

**Heating:** Electric

**Heating Y/N:** 1

**Pets Allowed:** Conditional,Yes

**View:** Bay,Intercoastal,Ocean

**View Y/N:** 1

**Entry Level:** 7

**Entry Location:** 7

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

**Waterfront Y/N:** 1

**Stories Total:** 29

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## Miscellaneous

**Public Survey Township:** 31

**Public Survey Section:** 14

**Syndication Remarks:** Fully remodeled corner extra large 3bed/3bath. Gated community, beach service, tennis courts, pool, gym, spa, restaurant. Walk to shops & dining.

**Year Built Details:** New Construction

**Virtual Tour URL:**

<https://my.matterport.com/show/?m=DmNd13W5VxZ&mils=1>

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## Fees & Taxes



**Tax Annual Amount:** 7921

**Tax Year:** 2022

**Tax Legal Description:** OCEANIA IV CONDO UNIT 741 UNDIV  
0.007191654 % INT IN COMMON ELEMENTS OFF REC  
16945-3274 F/A/U 30-2214-028-0100 OR 18678-2036 0699 6

**Association Fee:** 1480

**Association Fee Frequency:** Monthly

**Association Fee Includes:**  
Common Areas, Hot Water

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## Courtesy of

**Office Name:** GMT International Realty Inc

