



**\$1,159,000**

## 16400 COLLINS AVE 744

<https://miamirealestateinc.com>

OCEANIA IV CONDO UNIT 744 UNDIV 0.005400665 % INT IN COMMON ELEMENTS OFF REC 16945-3274 OR 17296-3339 0596 1 F/A/U 30-2214-028-0840 COC 2569 Enjoy panoramic views from this 2BR, 2BA on the 7 floor of Oceania Island, Tower IV. Extra large wrap-around balcony overlooking the ocean, bay, and the Miami Beach skyline with South East [...]

- 2 beds
- 2 baths
- Condominium
- Residential
- Active
- 1760 sq ft

## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Floors:** 29 floors

**Year built:** 1995

**Subdivision Name:** OCEANIA IV CONDO

**Type:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area:** 1760 sq ft

**View:** Bay, Canal, Intercoastal, Ocean, Pool

**County:** Miami-Dade



# Building Details

**Architectural Style:** HighRise

**Covered Spaces:** 1

**Floor covering:** Marble

**Construction Materials:** Block

**Garage Spaces:** 1

## Amenities & Features

<b>Pool Features:</b> Association	<b>Parking Features:</b> Covered,Guest,OneSpace,Valet
<b>Security Features:</b> ClosedCircuitCameras,DoorMan,ElevatorSecured,SecuredGarageParking,KeyCardEntry,LobbySecured,SecurityGuard,FireSprinklerSystem,SmokeDetectors	<b>Patio &amp; Porch Features:</b> Balcony,Open
<b>Association Amenities:</b> BasketballCourt,Clubhouse,FitnessCenter,Pool,Sauna,SpaHotTub,TennisCourts,Trash,Elevators	<b>Waterfront Features:</b> CanalFront
<b>Window Features:</b> Blinds	<b>Cooling:</b> CentralAir,Electric
<b>Exterior Features:</b> Balcony,SecurityHighImpactDoors	<b>Heating:</b> Central,Electric
<b>Interior Features:</b> BedroomOnMainLevel,EatInKitchen,KitchenDiningCombo,LivingDiningRoom,CustomMirrors,SeparateShower,WalkInClosets,Elevator,Bar	<b>Appliances:</b> Dryer,Dishwasher,ElectricRange,Disposal,Refrigerator,Washer
<b>Features:</b> ExteriorLighting	

# Nearby Schools

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

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

# Expenses, Fees & Taxes

**Association Fee:** \$1,076

**Tax Annual Amount:** \$7,831

**Tax Year:** 2024

# Miscellaneous

**Association Fee Frequency:** Quarterly **List Office Name:** AG Lux Group

**Listing Terms:** Cash,Conventional

