



**\$1,049,000**

## **16445 COLLINS AVE 1225 SUNNY ISLES BEACH FL 33160**

<https://miamirealestateinc.com>

Beautiful 2-bedroom and 2-bathroom condo with direct beach access. Floor to ceiling windows provide amazing view on the ocean, beach and pier. Marble floor, walking closets, washer and drier. Have fun in a full-service luxury spa, pool, fitness center, beachfront cabanas, award-winning on-site dining and more. Great Sunny Isles School. Tenant occupied until August 2023.

- 2 beds
- 2 baths
- Condominium
- Residential
- Active
- 1460 sq ft

### **Basics**

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 1993

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 1460 sq ft



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# Rooms & Units Description

**Unit Number:** 1225

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## Location Details

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|--|--|
| <b>County Or Parish:</b> Miami-Dade County         | <b>Elementary School:</b> Norman S. Edelcup K-8        |
| <b>Middle/Junior School:</b> Norman S. Edelcup K-8 | <b>High School:</b> Alonzo and Tracy Mourning Sr. High |

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## Property details

|   |   |
|---|---|
| <b>Total Building Area:</b> 1460        | <b>Subdivision Name:</b> OCEANIA II CONDO |
| <b>Parcel Number:</b> 31-22-14-027-1240 | <b>Possession:</b> Closing & Funding      |

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## Property Features



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|--|--|
| <b>Exterior Features:</b> Balcony                                  | <b>Interior Features:</b> Bedroom on Main Level,Breakfast Area,Closet Cabinetry,Eat-in Kitchen,Living/Dining Room,Pantry,Split Bedrooms,Walk-In Closet(s),Elevator |
| <b>Waterfront Features:</b> Ocean Front                            | <b>Pool Features:</b> Association  |
| <b>Parking Features:</b><br>Assigned,Attached,Covered,Garage,Valet | <b>Appliances:</b> Dryer,Dishwasher,Electric Range,Electric Water Heater,Disposal,Ice Maker,Microwave,Refrigerator,Self Cleaning Oven,Washer                       |
| <b>Architectural Style:</b> High Rise                              | <b>Association Amenities:</b><br>Clubhouse,Pool,Sauna,Elevator(s)  |
| <b>Construction Materials:</b> Block                               | <b>Cooling:</b> Central Air  |
| <b>Cooling Y/N:</b> 1  | <b>Covered Spaces:</b> 1   |
| <b>Flooring:</b> Marble  | <b>Garage Spaces:</b> 1  |
| <b>Garage Y/N:</b> 1   | <b>Heating:</b> Central,Electric,Heat Pump   |
| <b>Heating Y/N:</b> 1  | <b>Pets Allowed:</b> Conditional,Yes   |
| <b>View:</b> Ocean,Water   | <b>View Y/N:</b> 1   |
| <b>Entry Level:</b> 12   | <b>Entry Location:</b> 12  |
| <b>Patio and Porch Features:</b> Balcony,Open                      | <b>Property Attached Y/N:</b> 1  |
| <b>Waterfront Y/N:</b> 1   | <b>Attached Garage Y/N:</b> 1  |
| <b>Stories Total:</b> 25   |  |

## Miscellaneous

|  |                                      |
|--|--------------------------------------|
| <b>Public Survey Township:</b> 31  | <b>Public Survey Section:</b> 14     |
| <b>Syndication Remarks:</b> 2-Bed/2-Bath on 12th floor condo offers gorgeous ocean views, great floor plan with oversized terrace. Marble floor, walking closets, washer, drier. | <b>Year Built Details:</b><br>Resale |
| <b>Virtual Tour URL:</b> <a href="https://www.propertypanorama.com/instaview/mia/A11317567">https://www.propertypanorama.com/instaview/mia/A11317567</a>                         |                                      |

## Fees & Taxes



**Tax Annual Amount:** 9048

**Tax Year:** 2022

**Tax Legal Description:** OCEANIA II  
CONDO UNIT 1225 UNDIV  
0.478207181 % INT IN COMMON  
ELEMENTS OFF REC 16053-5501  
F/A/U 30-2214-027-1240 OR  
19663-1115 0501 1 COC 257

**Association Fee:** 978

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Common Areas,Hot  
Water,Maintenance  
Structure,Parking,Sewer,Security,Trash,Water

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## Courtesy of

**Office Name:** New Level Corp

