



A1133000916 Miami, FL MLS © 2023

**\$1,125,000**

## **16445 COLLINS AVE 825 SUNNY ISLES BEACH FL 33160**

<https://miamirealestateinc.com>

Immaculately kept oceanfront condo! Stunning ocean views from every room in this very spacious split floor plan 2 bedroom 2 full bath. Primary bedroom has large walk in closet and ensuite with luxurious bathroom. Must SEE to appreciate this beauty. Serene pool views as well as Sunny Isles Beach Pier in this prime location, you [...]

- 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:** 825

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## Location Details

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

**Directions:** Just South of 163rd street/Sunny Isles Blvd on the Oceania side, Oceania Tower II.

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

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

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

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## Property details

**Total Building Area:** 1460

**Disclosures:** Special Assessment

**Subdivision Name:** OCEANIA II CONDO

**Parcel Number:** 31-22-14-027-1200

**Possession:** Closing & Funding

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## Property Features



**Exterior Features:**

Balcony,Storm/Security Shutters,Tennis Court(s)

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

**Pool Features:** Association

**Appliances:** Dryer,Dishwasher,Electric Range,Disposal,Washer

**Association Amenities:** Beach Rights,Basketball Court,Billiard Room,Pier,Pool,Sauna,Spa/Hot Tub,Tennis Court(s)

**Cooling:** Central Air,Electric

**Covered Spaces:** 1

**Furnished:** Unfurnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Intercoastal,Ocean,Pool

**Entry Level:** 8

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

**Waterfront Y/N:** 1

**Stories Total:** 30

**Interior Features:** Breakfast Area,Dining Area,Separate/Formal Dining Room,Dual Sinks,Sitting Area in Primary,Split Bedrooms,Separate Shower,Walk-In Closet(s)

**Window Features:** Blinds

**Parking Features:** Assigned,Attached,Covered,Garage,Valet

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Ceramic Tile

**Garage Spaces:** 1

**Heating:** Central,Electric

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 8

**Property Attached Y/N:** 1

**Attached Garage Y/N:** 1

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## Miscellaneous

**Public Survey Township:** 31

**Public Survey Section:** 14

**Syndication Remarks:** Immaculately kept Oceanfront Condo with stunning ocean views from every room in this very spacious split floor plan 2 bedroom 2 bath in best location.

**Year Built Details:** Resale

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11330009>



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## Fees & Taxes

**Tax Annual Amount:** 8676

**Tax Year:** 2022

**Tax Legal Description:** OCEANIA II  
CONDO UNIT 825 UNDIV 0.478207181 %  
INT IN COMMON ELEMENTS OFF REC  
16053-5501 OR 16272-1233 0194 1 F/A/U  
30-2214-027-1200

**Association Fee:** 981

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Association  
Management,Common Areas,Maintenance  
Grounds,Sewer,Security,Trash,Water

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## Courtesy of

**Office Name:** Oceania Brokerage, Inc.

