



**\$1,575,000**

## **16699 COLLINS AVE 4103 SUNNY ISLES BEACH FL 33160**

<https://miamirealestateinc.com>

Live in the heart of Sunny Isles in the FL Riviera. Beautiful 2/2.5 bath, fully remodeled designer unit, new bathrooms, ceramic tile, automated blackouts. Stunning direct ocean and intracoastal view from wraparound extended balcony. Full beach service, pool, gym, Jacuzzi, kids playroom. Fishing pier with restaurant, walk to all shopping, restaurants, grocery, kids playground, [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 1602 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 1602 sq ft

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 2007



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## Rooms & Units Description

**Unit Number:** 4103

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## Location Details

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

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## Property details

**Total Building Area:** 1602

**Subdivision Name:** LA PERLA CONDO

**Possession:** Before Closing

**Direction Faces:** East

**Parcel Number:** 31-22-14-037-1070

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## Property Features



**Exterior Features:** Security/High Impact Doors

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

**Parking Features:** Attached,Garage,One Space

**Association Amenities:** Billiard Room,Business Center,Clubhouse,Fitness Center,Playground,Pool,Trash,Elevator(s)

**Cooling:** Electric

**Covered Spaces:** 1

**Garage Spaces:** 1

**Heating:** Electric

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 41

**Waterfront Y/N:** 1

**Stories Total:** 43

**Interior Features:** Bedroom on Main Level,Split Bedrooms

**Pool Features:** Association

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

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Tile

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Ocean

**Entry Level:** 41

**Property Attached Y/N:** 1

**Attached Garage Y/N:** 1

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## Miscellaneous

**Public Survey Township:** 31

**Syndication Remarks:** Direct ocean, extra large wraparound balcony fully remodeled 2/2.5. Walk to shops & restaurants. Full beach service. 12 times a year rental allowed.

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11391348>

**Public Survey Section:** 14

**Year Built Details:**  
Condo-Hotel

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## Fees & Taxes



**Tax Annual Amount:** 13315

**Tax Year:** 2022

**Tax Legal Description:** LA PERLA  
CONDO UNIT 4103 UNDIV 0.3327%  
INT IN COMMON ELEMENTS OFF REC  
25063-1543 COC 25375-0688 02  
2006 1

**Association Fee:** 1015

**Association Fee Frequency:**  
Monthly

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

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## Courtesy of

**Office Name:** GMT International Realty Inc

