



**\$1,625,000**

**16711 COLLINS AVE 2505 SUNNY ISLES  
BEACH FL 33160**

<https://miamirealestateinc.com>

MAGNIFICENT UNIT, WITH A STUNNING OCEAN VIEW, MODERN, BRIGHT, TOTALLY RE-DESIGNED, OCEAN VIEW, AND ACCESS TO THE BALCONY FROM EACH ROOM. LUXURY AMENITIES INCLUDE; BEACH SERVICES (LOUNGE, CHAIRS, UMBRELLAS), A FULLY EQUIPPED FITNESS CENTER, JACUZZI, SAUNA, WATERFRONT SWIMMING POOL, PARTY ROOM, TENNIS COURT, AND VALET PARKING. CENTRALLY LOCATED, TOP CHARTER SCHOOL, BEAUTIFUL PARKS FOR ADULTS [...]

- 2 beds
- 2 baths
- Condominium
- Residential
- Active
- 1530 sq ft

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**Basics**



**Bathrooms Full:** 2  
**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2 baths  
**Year built:** 1996

**Lot Size Units:** Square Feet  
**Type:** Condominium  
**Bedrooms:** 2 beds  
**Area:** 1530 sq ft

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## Rooms & Units Description

**Unit Number:** 2505

**Number of Units in the Community:** 227

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## Location Details

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

**Directions:** MAP

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

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

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## Property details

**Total Building Area:** 1530

**Subdivision Name:** SANDS POINTE OCEAN BEACH

**Parcel Number:** 31-22-11-061-1220 **Possession:** Other

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## Property Features



**Exterior Features:** Balcony

**Interior Features:** Bedroom on Main Level,Closet  
Cabinetry,First Floor Entry,Living/Dining Room,Other

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

**Pool Features:** Association

**Parking Features:**  
Covered,Guest,Two or More Spaces

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

**Architectural Style:** High  
Rise,Other

**Association Amenities:** Business  
Center,Clubhouse,Fitness Center,Pool,Sauna,Tennis  
Court(s),Trash,Elevator(s)

**Construction Materials:** Block

**Cooling:** Central Air

**Cooling Y/N:** 1

**Covered Spaces:** 1

**Flooring:** Other

**Garage Spaces:** 1

**Garage Y/N:** 1

**Heating:** Central,Other

**Heating Y/N:** 1

**Pets Allowed:** No Pet Restrictions,Yes

**View:** Ocean

**View Y/N:** 1

**Entry Level:** 25

**Entry Location:** 25

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

**Waterfront Y/N:** 1

**Stories Total:** 29

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## Miscellaneous

**Public Survey Township:** 31

**Public  
Survey  
Section:** 11

**Syndication Remarks:** MAGNIFICENT OCEAN FRONT IN THE HEART OF SUNNY  
ISLES BCH, TOTALLY RE-DESIGNED, BEACH SERVICES,GYM,SAUNA,POOL, GYM,  
AND MUCH MORE.....

**Year Built  
Details:**  
Resale

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11348569>

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## Fees & Taxes



**Tax Annual Amount:** 11606

**Tax Year:** 2022

**Tax Legal Description:** SANDS POINTE OCEAN BEACH  
CONDO UNIT 2505 UNDIV 0.003782% INT IN COMMON  
ELEMENTS OFF REC 17264-2010 OR 17463-2868 1196 1  
F/A/U 30-2211-061-12

**Association Fee:** 1200

**Association Fee Frequency:** Monthly

**Association Fee Includes:**  
Amenities,Cable TV,Hot  
Water,Insurance

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## Courtesy of

**Office Name:** Optimar International Realty

