

# THE PINNACLE #404

## SUNNY ISLES BEACH, FL



**\$1,300,000**

### **1755 COLLINS AVE 404 SUNNY ISLES BEACH FL 33160**

<https://miamirealestateinc.com>

One of the only Direct East Facing 2 Bedrooms under \$1.5M in Sunny Isles! Beautiful and luxurious direct oceanfront residence with spectacular views at the acclaimed Pinnacle in Sunny Isles! Residence 404 was recently remodeled and fully furnished with modern-decor and top of the line furniture and decoration! Features include a large European-style kitchen with [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 1590 sq ft

## **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 1590 sq ft

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 1998



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## Rooms & Units Description

**Unit Number:** 404

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## Location Details

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

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

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

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

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## Property details

**Total Building Area:** 1590

**Subdivision Name:** THE PINNACLE CONDO

**Parcel Number:** 31-22-11-062-1100

**Possession:** Closing & Funding

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## Property Features



**Exterior Features:** Balcony,Tennis Court(s)

**Waterfront Features:** Ocean Front

**Parking Features:** One Space

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Marble

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Ocean

**Entry Level:** 4

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

**Waterfront Y/N:** 1

**Interior Features:** Bidet,Bedroom on Main Level,Dining Area,Separate/Formal Dining Room,Dual Sinks,Entrance Foyer,Eat-in Kitchen

**Pool Features:** Heated

**Appliances:** Built-In Oven,Dishwasher,Electric Range,Ice Maker,Microwave,Other

**Association Amenities:** Business Center,Clubhouse,Fitness Center,Pool,Spa/Hot Tub,Tennis Court(s)

**Cooling:** Central Air,Electric

**Covered Spaces:** 1

**Garage Spaces:** 1

**Heating:** Central

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 4

**Property Attached Y/N:** 1

**Stories Total:** 40

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## Miscellaneous

**Public Survey Township:** 31

**Syndication Remarks:** One of the only Direct East Facing 2 Bedrooms under \$1.5M in Sunny Isles!

**Virtual Tour URL:** [www.pinnaclecondos.info](http://www.pinnaclecondos.info)

**Public Survey Section:** 11

**Year Built Details:** New Construction

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## Fees & Taxes



**Tax Annual Amount:** 11600

**Tax Year:** 2021

**Tax Legal Description:** THE PINNACLE  
CONDO UNIT 404 UNDIV 0.35187 INT IN  
COMMON ELEMENTS OFF REC 18334-990  
OR 19575-2546 03 2001 4

**Association Fee:** 1537

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Association  
Management,Amenities,Maintenance Structure

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## Courtesy of

**Office Name:** Waterfront Investment Real Estate

