

A11405821 © Miami MLS® 2023



\$4,550,000

18975 COLLINS AVE 2601 SUNNY ISLES BEACH FL 33160

<https://miamirealestateinc.com>

Welcome to this impeccably designed residence at Armani Casa. This exquisite condo features three bedrooms, a fully functioning den with a bathroom and closet, and maid quarters with a bathroom and closet. Enjoy breathtaking ocean and Intracoastal views from the two oversized terraces, complete with a convenient summer kitchen. Every detail has been thoughtfully upgraded, [...]

- 3 beds
- 6 baths
- Condominium
- Residential
- Active
- 2468 sq ft

Basics

Bathrooms Half: 1

Lot Size Units: Square Feet

Type: Condominium

Bedrooms: 3 beds

Area: 2468 sq ft

Bathrooms Full: 5

Category: Residential

Status: Active

Bathrooms: 6 baths

Year built: 2019



Rooms & Units Description

Unit Number: 2601

Location Details

County Or Parish: Miami-Dade County

Directions: Driving north on Collins, turn left into Armani Casa on 189th st.

Elementary School: Norman S. Edelcup K-8

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

Property details

Builder Model: Residence C

Total Building Area: 2468

Subdivision Name: 18975 COLLINS CONDO

Parcel Number: 31-22-02-055-0740

Possession: Close Of Escrow

Property Features



Exterior Features: Balcony,Barbecue,Security/High Impact Doors,Patio

Interior Features: Bedroom on Main Level,Closet Cabinetry,Dual Sinks,Family/Dining Room,First Floor Entry,Kitchen Island,Separate Shower,Elevator

Accessibility Features: Accessible Elevator Installed

Waterfront Features: Ocean Access,Ocean Front

Window Features: Blinds,Impact Glass

Pool Features: Association,Heated

Parking Features: Covered,Electric Vehicle Charging Station(s),Guest,Valet,Garage Door Opener

Security Features: Smoke Detector(s)

Appliances: Dryer,Dishwasher,Electric Range,Refrigerator,Trash Compactor,Washer

Architectural Style: High Rise

Association Amenities: Business Center,Cabana,Clubhouse,Library,Other,Playground,Pool,Sauna,Spa/Hot Tub,Elevator(s)

Construction Materials: Block

Cooling: Central Air

Cooling Y/N: 1

Flooring: Ceramic Tile

Furnished: Unfurnished

Heating: Electric

Heating Y/N: 1

Pets Allowed: Conditional,Yes

View: City,Ocean,Water

View Y/N: 1

Entry Level: 26

Entry Location: 26

Patio and Porch Features: Balcony,Open,Patio

Property Attached Y/N: 1

Waterfront Y/N: 1

Stories Total: 55

Utilities: Cable Available

Miscellaneous



Syndication Remarks: The unit offers three bedrooms plus a fully functioning den with a bath and a closet, and a maid quarters with a bath and closet as well.

**Year Built
Details:**
Effective Year
Built

Virtual Tour URL:

<https://www.propertypanorama.com/instaview/mia/A11405821>

Fees & Taxes

Tax Annual Amount: 40266 **Tax Year:** 2022

Tax Legal Description: 18975 **Association Fee:** 3719

COLLINS CONDO UNIT 2601
UNDIV 0.3523% INT IN
COMMON ELEMENTS OFF REC
31715-2560

Association Fee Frequency:
Monthly

Association Fee Includes: Association
Management,Common Areas,Cable TV,Hot
Water,Insurance,Internet,Maintenance Grounds,Maintenance
Structure,Parking,Pool(s),Recreation
Facilities,Sewer,Security,Trash,Water

Courtesy of

Office Name: The Agency Florida LLC

