

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



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## Rooms & Units Description

**Unit Number:** 2601

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## 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

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## 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

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## 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

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## 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>

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## **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

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## **Courtesy of**

**Office Name:** The Agency Florida LLC

