

A11397719 © Miami MLS® 2023



**\$3,949,000**

## **18975 COLLINS AVE 2703 SUNNY ISLES BEACH FL 33160**

<https://miamirealestateinc.com>

3 bedrooms + Den/3.5 Bathrooms (2716ft' interior+756 balconies). FULLY FINISHED & FURNISHED. 1KING +2QUEEN BEDS (made in Italy) 27th floor flow-through, east to west, sunrise to sunset, Den(make it your office, playroom, or library),midnight bar in Master, fully built out closets, hand made silk rugs, chandeliers, curtains, porcelain tile floors, BBQ on Balcony, NEST Thermostats, [...]

- 3 beds
- 4 baths
- Condominium
- Residential
- Active
- 2271 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 2271 sq ft

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Year built:** 2020



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## Rooms & Units Description

**Unit Number:** 2703

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## Location Details

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

**Directions:** COLLINS AVENUE AND 189 STREET on the  
OCEANFRONT SIDE

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## Property details

**Builder Model:** C

**Disclosures:** Owner Is Listing Agent

**Parcel Number:** 31-22-02-055-1770

**Total Building Area:** 2271

**Subdivision Name:** ARMANI

**Possession:** Negotiable

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## Property Features



**Building Features:** Exterior Lighting

**Exterior Features:** Balcony

**Interior Features:** Bedroom on Main Level,Closet Cabinetry,Entrance Foyer,Jetted Tub,Kitchen Island,Living/Dining Room,Custom Mirrors,Main Living Area Entry Level,Separate Shower,Walk-In Closet(s)

**Waterfront Features:** Ocean Front

**Window Features:** Impact Glass,Tinted Windows

**Pool Features:** Association

**Parking Features:** Attached,Garage,Valet

**Appliances:** Built-In Oven,Dryer,Dishwasher,Electric Range,Disposal,Ice Maker,Microwave,Refrigerator,Self Cleaning Oven,Washer

**Architectural Style:** High Rise

**Association Amenities:** Billiard Room,Community Kitchen,Fitness Center,Hobby Room,Barbecue,Picnic Area,Playground,Pool,Sauna,Spa/Hot Tub,Trash

**Cooling:** Central Air

**Cooling Y/N:** 1

**Covered Spaces:** 1

**Flooring:** Other,Tile

**Furnished:** Furnished

**Garage Spaces:** 1

**Garage Y/N:** 1

**Heating:** Central

**Heating Y/N:** 1

**New Construction Y/N:** 1

**Pets Allowed:** Conditional,Yes

**View:** Intercoastal,Ocean,Water

**View Y/N:** 1

**Entry Level:** 27

**Entry Location:** 27

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

**Property Attached Y/N:** 1

**Waterfront Y/N:** 1

**Attached Garage Y/N:** 1

**Stories Total:** 52

**Utilities:** Cable Available

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## Miscellaneous

**Development Status:** New Construction

**Public Survey Township:** 31

**Public Survey Section:** 2

**Syndication Remarks:** 3-Beds+Den/3.5-Baths FULLY FINISHED & FURNISHED, OCEANFRONT everything: pool, gym, restaurant, yoga studio, 2-story spa with hair salon, sauna, steam

**Year Built Details:** New Construction

**Virtual Tour URL:** TINYURL.COM/ARMANI2703



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## Fees & Taxes

**Tax Annual Amount:** 36408

**Tax Year:** 2021

**Tax Legal Description:** 18975  
COLLINS CONDO UNIT 2703 UNDIV  
0.3242% INT IN COMMON  
ELEMENTS OFF REC 31715-2560

**Association Fee:** 3422

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Association  
Management,Amenities,Cable TV,Hot  
Water,Internet,Maintenance Grounds,Maintenance  
Structure,Parking,Reserve  
Fund,Sewer,Security,Trash,Water

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## Courtesy of

**Office Name:** Miami VIP Properties

