

A11550529 © Miami MLS® 2024



**\$2,495,000**

## **18975 COLLINS AVE 404 SUNNY ISLES BEACH FL 33160**

<https://miamirealestateinc.com>

Experience direct oceanfront luxury in this stunning 2 bed+den, 2.5-bath corner residence at Residences by Armani Casa. Enjoy over 1500 sqft of finished elegance with 10 ft floor to ceiling windows, two balconies and breathtaking ocean and city views. Armani kitchen features SubZero & Wolf appliances, along with marble-finished bathrooms. Experience over 35,000 sqft of [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 1511 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 1511 sq ft

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 2019



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## Rooms & Units Description

**Unit Number:** 404

**Number of Units in the Community:** 350

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## Location Details

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

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## Property details

**Total Building Area:** 1511

**Subdivision Name:** 18975 COLLINS CONDO

**Parcel Number:** 31-22-02-055-2060 **Possession:** Negotiable

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## Property Features



**Exterior Features:** Security/High Impact Doors,Porch

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

**Parking Features:** Underground,Two or More Spaces,Valet

**Appliances:** Dishwasher,Disposal,Trash Compactor

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Marble

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** City,Ocean

**Entry Level:** 4

**Patio and Porch Features:** Wrap Around

**Waterfront Y/N:** 1

**Utilities:** Cable Available

**Interior Features:** Other,Walk-In Closet(s),Elevator,Bar

**Pool Features:** Association

**Security Features:** Door Man,Elevator Secured,Security Guard

**Association Amenities:** Beach Rights,Cabana,Clubhouse,Elevator(s),Fitness Center,Playground,Pool,Sauna,Spa/Hot Tub,Trash

**Cooling:** Central Air

**Covered Spaces:** 2

**Garage Spaces:** 2

**Heating:** Central

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 4

**Property Attached Y/N:** 1

**Stories Total:** 55

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## Miscellaneous

**Public Survey Township:** 31

**Syndication Remarks:** Direct oceanfront luxury in this stunning 2-bed+den, 2.5-bath corner residence. Breathtaking ocean & city views with over Five Star Resort Amenities.

**Virtual Tour URL:** <https://youtu.be/SFhGM0adVgY>

**Public Survey Section:** 2

**Year Built Details:** Resale

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## Fees & Taxes



**Tax Annual Amount:** 28773

**Tax Year:** 2023

**Tax Legal Description:** 18975 COLLINS CONDO UNIT  
404 UNDIV 0.2157% INT IN COMMON ELEMENTS OFF REC  
31715-2560

**Association Fee:** 2485

**Association Fee Frequency:** Monthly

**Association Fee Includes:**  
Amenities,Cable TV

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## Courtesy of

**Office Name:** Luxe Properties

