

A11411343 © Miami MLS® 2023



**\$1,500,000**

## **2655 COLLINS AVE 911 MIAMI BEACH FL 33140**

<https://miamirealestateinc.com>

MIRASOL CONDO BORDERS THE NEWLY EXPANDED BEACH AREA LEADING YOU TO THE SPARKLING BLUE WATERS OF THE ATLANTIC OCEAN. STUNNING DIRECT OCEAN VIEWS FROM THE EXPANSIVE BALCONY AT THE PERFECT HEIGHT TO SOAK IT ALL IN. PROPERTY FEATURES 2 BEDROOMS, 2 BATHS AND A DEN SPREAD OVER 1645 SQ FT. NORTHEAST CORNER UNIT WITH TILE [...]

- 2 beds
- 2 baths
- Condominium
- Residential
- Active
- 1645 sq ft

### **Basics**

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 1975

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 1645 sq ft



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## Rooms & Units Description

**Unit Number:** 911

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## Location Details

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

**Directions:** CORNER OF 27TH AND COLLINS AVE,  
ENTRANCE ON THE NORTH SIDE OF THE BUILDING. GUEST  
PARKING AVAILABLE JUST OUTSIDE THE LOBBY.

**Elementary School:** North Beach

**Middle/Junior School:** Nautilus

**High School:** Miami Beach

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## Property details

**Total Building Area:** 1645

**Direction Faces:** East

**Subdivision Name:** MIRASOL OCEAN TOWERS COND

**Parcel Number:** 02-32-26-004-0710

**Possession:** Closing & Funding

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## Property Features



**Building Features:** Exterior Lighting

**Interior Features:** Breakfast Area,Dining Area,Separate/Formal Dining Room,Dual Sinks,Eat-in Kitchen,Jetted Tub,Other,Pantry,Separate Shower,Walk-In Closet(s)

**Window Features:** Blinds,Impact Glass

**Parking Features:** Assigned,Attached,Covered,Garage,One Space,Garage Door Opener

**Appliances:** Dishwasher,Electric Range,Microwave,Refrigerator,Self Cleaning Oven

**Association Amenities:** Fitness Center,Pool,Trash,Elevator(s)

**Cooling:** Central Air,Electric

**Covered Spaces:** 1

**Furnished:** Unfurnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Ocean

**Entry Level:** 9

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

**Waterfront Y/N:** 1

**Stories Total:** 23

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

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

**Pool Features:** Association,Heated

**Security Features:** Fire Sprinkler System,Smoke Detector(s)

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Tile

**Garage Spaces:** 1

**Heating:** Central,Electric

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 9

**Property Attached Y/N:** 1

**Attached Garage Y/N:** 1

**Utilities:** Cable Available

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## Miscellaneous

**Public Survey Township:** 2

**Public Survey Section:** 26

**Syndication Remarks:** MIRASOL CONDO BORDERS THE NEWLY EXPANDED BEACH AREA LEADING YOU TO THE SPARKLING BLUE WATERS OF THE ATLANTIC OCEAN. STUNNING DIRECT OCEAN VIEWS.

**Year Built Details:** Resale

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11411343>



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## Fees & Taxes

**Tax Annual Amount:** 10003

**Tax Year:** 2022

**Tax Legal Description:**

MIRASOL OCEAN TOWERS  
CONDO UNIT 911 UNDIV  
0.48449% INT IN COMMON  
ELEMENTS OFF REC 9244-103 &  
9279-61 OR 14859-1689 0191 1

**Association Fee:** 3224

**Association Fee Frequency:**  
Quarterly

**Association Fee Includes:** Association  
Management,Amenities,Common Areas,Cable  
TV,Insurance,Laundry,Maintenance Structure,Parking,Pest  
Control,Pool(s),Recreation  
Facilities,Roof,Sewer,Security,Trash,Water

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## Courtesy of

**Office Name:** 1St Class Realty & Management Co.

