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**\$1,160,000**

## **300 SUNNY ISLES BLVD 4-903 SUNNY ISLES BEACH FL 33160**

<https://miamirealestateinc.com>

Spectacular move-in ready 3BED 3BATHS located in the desirable city of Sunny Isles. Gorgeous city & Ocean views from a large terrace. Unit is offered Turn-key fully furnished saving you tons of time just bring your tooth brush. Tastefully decorated with "Pottery Barn" furniture. Walking distance to the beach. Featuring floor to ceiling hurricane impact [...]

- 3 beds
- 3 baths
- Condominium
- Residential
- Active
- 1524 sq ft

### **Basics**

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 2019

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 1524 sq ft



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# Rooms & Units Description

**Unit Number:** 4-903                      **Number of Units in the Community:** 161

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## Location Details

<b>County Or Parish:</b> Miami-Dade County	<b>Directions:</b> TAKE 163 STREET EAST AND BEFORE REACHING A1A (COLLINS AVE) MAKE A RIGHT TO 300 SUNNY ISLES BVLD BUILDING (the building is PARQUE TOWERS - TOWER # 4).
<b>Elementary School:</b> Norman S. Edelcup K-8	<b>Middle/Junior School:</b> Highland Oaks
<b>High School:</b> Alonzo and Tracy Mourning Sr. High	

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## Property details

<b>Total Building Area:</b> 1524	<b>Direction Faces:</b> North
<b>Subdivision Name:</b> PARQUE TOWERS CONDO	<b>Parcel Number:</b> 31-22-14-044-0440
<b>Possession:</b> Closing & Funding	

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## Property Features



<b>Building Features:</b> Exterior Lighting	<b>Door Features:</b> French Doors
<b>Exterior Features:</b> Balcony,Security/High Impact Doors	<b>Interior Features:</b> Breakfast Bar,Bedroom on Main Level,Convertible Bedroom,Closet Cabinetry,Dining Area,Separate/Formal Dining Room,Dual Sinks,French Door(s)/Atrium Door(s),Kitchen Island,Living/Dining Room,Split Bedrooms,Separate Shower,Walk-In Closet(s)
<b>Waterfront Features:</b> Canal Front,Intracoastal Access,Navigable Water,Seawall	<b>Window Features:</b> Blinds,Impact Glass,Sliding
<b>Pool Features:</b> Association	<b>Parking Features:</b> Assigned,Covered,Detached,Garage,One Space
<b>Security Features:</b> Fire Sprinkler System,Smoke Detector(s)	<b>Appliances:</b> Built-In Oven,Dryer,Dishwasher,Electric Range,Electric Water Heater,Disposal,Microwave,Other,Refrigerator,Self Cleaning Oven,Washer
<b>Architectural Style:</b> High Rise,Split-Level	<b>Association Amenities:</b> Billiard Room,Bike Storage,Business Center,Clubhouse,Community Kitchen,Fitness Center,Playground,Pool,Sauna,Spa/Hot Tub,Trash,Transportation Service
<b>Construction Materials:</b> Block,Other	<b>Cooling:</b> Central Air,Electric
<b>Cooling Y/N:</b> 1	<b>Covered Spaces:</b> 1
<b>Flooring:</b> Ceramic Tile,Other	<b>Furnished:</b> Furnished
<b>Garage Spaces:</b> 1	<b>Garage Y/N:</b> 1
<b>Heating:</b> Central,Electric	<b>Heating Y/N:</b> 1
<b>New Construction Y/N:</b> 1	<b>Pets Allowed:</b> Conditional,Yes
<b>View:</b> City,Ocean,Water	<b>View Y/N:</b> 1
<b>Entry Level:</b> 9	<b>Entry Location:</b> 9
<b>Patio and Porch Features:</b> Balcony,Open	<b>Waterfront Y/N:</b> 1
<b>Stories Total:</b> 26	<b>Utilities:</b> Cable Available

## Miscellaneous



**Development** Public Survey Township: 31

**Status:** New  
Construction

**Public  
Survey  
Section:** 14

**Syndication Remarks:** Spectacular move-in ready 3BED 3BATHS Fully furnished located in the desirable city of Sunny Isles, Enjoy city and Ocean views from a large terrace.

**Year Built  
Details:**  
Resale

**Virtual Tour URL:**  
<https://www.dropbox.com/s/i2ccgexjvbklgaa/300SunnyIslesBlvd9031SunnyIslesBeachFL33160.mp4?dl=0>

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## Fees & Taxes

**Tax Annual Amount:** 10524

**Tax Year:** 2022

**Tax Legal Description:**  
PARQUE TOWERS CONDO UNIT  
4-903 UNDIV 0.2448% INT IN  
COMMON ELEMENTS OFF REC  
28957-0068

**Association Fee:** 1023

**Association Fee Frequency:**  
Monthly

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

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## Courtesy of

**Office Name:** Brokers, LLC

