



**\$3,399,000**

## **3501 N OCEAN DR 6E**

<https://miamirealestateinc.com>

VILLAS OF POSITANO CONDO UNIT 6E PER CDO BK/PG:

44193/1014 Welcome to your dream home at the Villas of Positano! This spacious 3,299 sq ft condo offers 3 bedrooms & 3.5 bathrooms, perfectly located on a prime NE corner for unbeatable oceanfront views. From the moment you step through the private foyer w/ its elegant [...]

- 3 beds
- 4 baths
- Condominium
- Residential
- Active
- 3299 sq ft

## **Basics**

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Floors:** 1, 11 floor

**Year built:** 2007

**Subdivision Name:** VILLAS OF POSITANO CONDO

**Type:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area:** 3299 sq ft

**View:** City, Intercoastal, Ocean

**County:** Broward



# Building Details

**Covered Spaces:** 2

**Garage Spaces:** 2

**Floor covering:** Carpet, Marble

**Foundation Details:** PillarPostPier,Slab

**Levels:** One

## Amenities & Features

**Pool Features:** Heated

**Parking Features:**

Deeded,TwoOrMoreSpaces

**Security Features:** ElevatorSecured,SecuredGarageParking,SmokeDetectors

**Patio & Porch Features:**

Balcony,Open

**Association Amenities:** Marina,BikeStorage,Clubhouse,CommunityKitchen,FitnessCenter,Barbecue,PicnicArea,Pool,Sauna,SpaHotTub,Trash,Elevators

**Waterfront Features:**

OceanFront

**Window Features:** Blinds,ImpactGlass

**Cooling:**

CentralAir,CeilingFans,Electric

**Exterior Features:** Balcony,SecurityHighImpactDoors,PrivacyWall

**Heating:** Central,Electric

**Interior Features:**

**Laundry Features:**

LaundryTub

BreakfastBar,Bidet,BuiltInFeatures,ClosetCabinetry,DualSinks,EntranceFoyer,FirstFloorEntry,JettedTub,LivingDiningRoom,Pantry,SittingAreaInPrimary,SeparateShower,WalkInClosets,Bar

**Appliances:** BuiltInOven,Dryer,Dishwasher,ElectricWaterHeater,Disposal,GasRange,Microwave,Refrigerator,Washer

# Nearby Schools

**Middle Or Junior School:** Olsen

**Elementary School:** Dania Beach

**High School:** South Broward

# Expenses, Fees & Taxes

**Association Fee:** \$3,819

**Tax Annual Amount:** \$45,122

**Tax Year:** 2025

# Miscellaneous

**Association Fee Frequency:** Monthly **List Office Name:** Compass Florida, LLC

**Listing Terms:** Cash,Conventional

