



**\$3,499,000**

## 3501 N OCEAN DRIVE 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 with its elegant [...]

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

## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Floors:** 11 floors

**Year built:** 2006

**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

**Construction Materials:** Brick,Block,Stucco

**Foundation Details:** PillarPostPier,Slab

**Floor covering:** Carpet, Marble

**Covered Spaces:** 2

**Garage Spaces:** 2

## Amenities & Features

**Pool Features:** Heated

**Security Features:** ElevatorSecured,SecuredGarageParking,KeyCardEntry

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

**Utilities:** CableAvailable

**Cooling:** CentralAir,CeilingFans,Electric

**Heating:** Central,Electric

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

**Parking Features:** Covered,TwoOrMoreSpaces,Valet

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

**Waterfront Features:** OceanFront

**Window Features:** Blinds,ImpactGlass

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

**Interior Features:** BreakfastBar,BuiltInFeatures,BedroomOnMainLevel,ClosetCabinetry,EntranceFoyer,EatInKitchen,FirstFloorEntry,JettiedTub,KitchenIsland,LivingDiningRoom,Pantry,SeparateShower,Bar

**Features:** ExteriorLighting

# Expenses, Fees & Taxes

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

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

**Tax Year:** 2024

# Miscellaneous

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

**Listing Terms:** Cash,Conventional

