



**\$2,399,000**

## 3501 N OCEAN DRIVE 7H

<https://miamirealestateinc.com>

VILLAS OF POSITANO CONDO UNIT 7H PER CDO BK/PG:

44193/1014 Experience luxury living at its finest in the exclusive Villas of Positano, the 62-unit mid-rise located on the Hollywood Beach Broadwalk. This spacious 3,347 sq. ft. corner unit features 3 bedrooms, 3.5 baths, & office, all designed by Louis Shuster w/ all the top finishes. [...]

- 3 beds
- 4 baths
- Condominium
- Residential
- Active
- 3347 sq ft

## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Floors:** 1, 11 floor

**Year built:** 2006

**Subdivision Name:** VILLAS OF POSITANO CONDO

**Type:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area:** 3347 sq ft

**View:** City, Intercoastal, Ocean

**County:** Broward



---

# Building Details

**Construction Materials:** Stone,Stucco

**Foundation Details:** PillarPostPier,Slab

**Levels:** One

**Covered Spaces:** 2

**Garage Spaces:** 2

**Floor covering:** Carpet, Marble, Wood

---

## Amenities & Features

**Pool Features:** Heated

**Security Features:** ClosedCircuitCameras,ElevatorSecured,LobbySecured

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

**Utilities:** CableAvailable

**Cooling:** CentralAir,CeilingFans,Electric

**Heating:** Central,Electric

**Laundry Features:** LaundryTub

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

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

**Waterfront Features:** OceanFront

**Window Features:** Blinds,ImpactGlass

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

**Interior Features:**

Bidet,BedroomOnMainLevel,BreakfastArea,ClosetCabinetry,DualSinks,EntranceFoyer,JettedTub,KitchenIsland,Pantry,SplitBedrooms,SeparateShower,WalkInClosets,Bar

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

---

# Expenses, Fees & Taxes

**Association Fee:** \$3,840

**Tax Annual Amount:** \$25,169

**Tax Year:** 2023

---

# Miscellaneous

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

**Listing Terms:** Cash,Conventional

