



A11362818 © Miami MLS® 2023

**\$1,990,000**

## **3535 S OCEAN DR 2304 HOLLYWOOD FL 33019**

<https://miamirealestateinc.com>

A model unit, move in ready. Private elevator entry, high floor with soaring 11 foot ceiling heights, custom lighting and closets, motorized window treatments, open kitchen concept featuring Italian cabinetry, subzero refrigeration, gas range and Miele dishwasher. Spacious flow-thru layout w/extended living, family/office & dining areas with amazing views of city and ocean from all [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 2157 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 2157 sq ft

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 2005



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## Rooms & Units Description

**Unit Number:** 2304

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## Location Details

**County Or Parish:** Broward County

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## Property details

**Total Building Area:** 2157

**Subdivision Name:** DIPLOMAT OCEANFRONT RESID

**Possession:** Closing & Funding

**Direction Faces:** Southeast

**Parcel Number:** 514223CB1120

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## Property Features



**Exterior Features:**

Barbecue, Security/High Impact Doors

**Laundry Features:** Laundry Tub

**Window Features:** Blinds, Impact Glass, Tinted Windows

**Security Features:** Fire Sprinkler System

**Architectural Style:** High Rise, Penthouse

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Marble

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Ocean

**Entry Location:** 23

**Waterfront Y/N:** 1

**Stories Total:** 29

**Interior Features:** Built-in Features, Bedroom on Main Level, Entrance Foyer, Garden Tub/Roman Tub, Main Level Primary, Pantry, Walk-In Closet(s)

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

**Parking Features:** Attached, Covered, Garage

**Appliances:** Built-In Oven, Dryer, Dishwasher, Disposal, Gas Range, Ice Maker, Microwave, Refrigerator, Self Cleaning Oven

**Association Amenities:** Community Kitchen, Fitness Center, Sauna, Spa/Hot Tub, Elevator(s)

**Cooling:** Electric

**Covered Spaces:** 2

**Garage Spaces:** 2

**Heating:** Electric

**Pets Allowed:** Conditional, Yes

**Entry Level:** 23

**Property Attached Y/N:** 1

**Attached Garage Y/N:** 1

**Utilities:** Cable Available

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## Miscellaneous

**Public Survey Section:** 23

**Syndication Remarks:** A model unit, move in ready. Private elevator entry, high floor with soaring 11 foot ceiling heights.

**Year Built**

**Virtual Tour URL:**

**Details:** Under Construction

<https://www.propertypanorama.com/instaview/mia/A11362818>

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## Fees & Taxes



**Tax Annual Amount:** 17652

**Tax Year:** 2022

**Tax Legal Description:** DIPLOMAT  
OCEANFRONT RESIDENCES CONDO  
UNIT 2304 PER CDO BK/PG:  
43233/746

**Association Fee:** 1609

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Association  
Management,Amenities,Cable TV,Insurance,Maintenance  
Grounds,Parking,Pest Control,Pool(s),Recreation  
Facilities,Reserve Fund,Sewer,Security,Trash

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## Courtesy of

**Office Name:** One Sotheby's International Realty

