



A11649381 © Miami MLS® 2024

**\$2,770,000**

## **3535 S OCEAN DR 2606**

<https://miamirealestateinc.com>

DIPLOMAT OCEANFRONT RESIDENCES CONDO UNIT 2606 PER CDO BK/PG: 43233/746 Panoramic OCEAN, INTERCOASTAL AND CITY VIEWS are in abundance from this 26th floor spacious CORNER UNIT located in the exclusive DIPLOMAT OCEANFRONT RESIDENCES. Private elevator access opens into a foyer with custom double door entry. Open concept floor plan at its finest featuring an exquisite [...]

- 3 beds
- 4 baths
- Condominium
- Residential
- Active
- 2857 sq ft

### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Total rooms:** 6

**Area:** 2857 sq ft

**Property Condition:** Updated, Remodeled

**Subdivision Name:** DIPLOMAT OCEANFRONT RESID

**Type:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Floors:** 28 floors

**Year built:** 2006

**View:** City, Intercoastal, Ocean

**County:** Broward

## Building Details

**Construction Materials:** Block

**Garage Spaces:** 1

**Covered Spaces:** 1

**Floor covering:** Marble, Tile

## Amenities & Features

**Parking Features:** Assigned, OneSpace, Valet

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

**Association Amenities:**

Billiard Room, Business Center, Fitness Center, Barbecue, Other, Picnic Area, Elevators

**Utilities:** Cable Available

**Cooling:** Central Air

**Heating:** Central

**Appliances:** BuiltInOven, Dryer, Dishwasher, Microwave, Refrigerator, Washer

**Security Features:** Elevator, Secured, Fire Alarm, Other, Smoke Detectors

**Accessibility Features:** Accessible, Elevator, Installed

**Waterfront Features:** Intracoastal Access, Ocean Access

**Window Features:** Impact Glass

**Exterior Features:** Balcony, Security, High Impact Doors

**Interior Features:**

Breakfast Bar, Entrance Foyer, Family Dining Room, Jetted Tub, Main Level Primary, Separate Shower, Bar, Elevator

**Features:** Exterior Lighting

## Expenses, Fees & Taxes

**Association Fee:** \$11,570

**Tax Annual Amount:** \$28,109

**Tax Year:** 2023

## Miscellaneous

**Association Fee Frequency:** Quarterly **List Office Name:** Corcoran Premier Realty

**Listing Terms:** Cash, Conventional

