



A11649331 © 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

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Total rooms:** 6

**Area:** 2857 sq ft

**Property Condition:** UpdatedRemodeled

**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:**  
BilliardRoom,BusinessCenter,FitnessCenter,Barbecue,Other,PicnicArea,Elevators

**Utilities:** CableAvailable

**Cooling:** CentralAir

**Heating:** Central

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

**Security Features:** ElevatorSecured,FireAlarm,Other,SmokeDetectors

**Accessibility Features:** AccessibleElevatorInstalled

**Waterfront Features:** IntracoastalAccess,OceanAccess

**Window Features:** ImpactGlass

**Exterior Features:** Balcony,SecurityHighImpactDoors

**Interior Features:**  
BreakfastBar,EntranceFoyer,FamilyDiningRoom,JettedTub,MainLevelPrimary,SeparateShower,Bar,Elevator

**Features:** ExteriorLighting

## Expenses, Fees & Taxes

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

**Tax Year:** 2023

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

## Miscellaneous

**Association Fee Frequency:** Quarterly

**Listing Terms:** Cash,Conventional

**List Office Name:** Corcoran Premier Realty

