



\$2,749,000

## 4401 COLLINS AVE 2503/2501 MIAMI BEACH FL 33140

<https://miamirealestateinc.com>

Spectacular seldom on the market, remodeled 2-bed/3-bath unit at Fontainebleau II boasts unobstructed direct ocean, bay, and pool views. Experience vacation-style living with full-service amenities in this furnished turnkey unit offering a full kitchen, 2 king beds, 2 sleeper sofas, 3 balconies, washer/dryer, and additional comforts. Enroll in hotel rental program & receive income while [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 1496 sq ft

### Basics

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 2005

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 1496 sq ft



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## Rooms & Units Description

**Unit Number:** 2503/2501

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## Location Details

**County Or Parish:** Miami-Dade County

**Middle/Junior School:** Nautilus

**Elementary School:** North Beach

**High School:** Miami Beach

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## Property details

**Total Building Area:** 1496

**Subdivision Name:** FONTAINEBLEAU II CONDO

**Possession:** Closing & Funding

**Direction Faces:** East

**Parcel Number:** 02-32-23-023-0760

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## Property Features



**Exterior Features:** Balcony

**Waterfront Features:** Ocean Front

**Parking Features:** Valet

**Appliances:** Dryer,Dishwasher,Electric Range,Ice Maker,Microwave,Refrigerator,Washer

**Association Amenities:** Billiard Room,Business Center,Clubhouse,Community Kitchen,Fitness Center,Pool,Sauna,Spa/Hot Tub,Trail(s),Elevator(s)

**Cooling:** Ceiling Fan(s),Electric

**Covered Spaces:** 1

**Garage Spaces:** 1

**Heating:** Central,Electric

**Pets Allowed:** Conditional,Yes

**Entry Level:** 25

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

**Waterfront Y/N:** 1

**Utilities:** Cable Available

**Interior Features:** Bedroom on Main Level,First Floor Entry,Elevator

**Pool Features:** Association,Heated

**Security Features:** Door Man,Elevator Secured,Secured Garage/Parking,Key Card Entry,Lobby Secured,Security Guard,Smoke Detector(s)

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Carpet,Marble

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** City,Intercoastal,Ocean,Pool

**Entry Location:** 25

**Property Attached Y/N:** 1

**Stories Total:** 36

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## Miscellaneous

**Public Survey Township:** 2

**Syndication Remarks:** Spectacular seldom on the market, remodeled 2-bed/3-bath unit at Fontainebleau II boasts unobstructed direct ocean, bay, and pool views.

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11525259>

**Public Survey Section:** 23

**Year Built Details:**  
Condo-Hotel

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## Fees & Taxes



**Tax Annual Amount:** 32063

**Tax Year:** 2023

**Tax Legal Description:**

FONTAINEBLEAU II CONDO UNIT  
2503 UNDIV 0.16460657% INT IN  
COMMON ELEMENTS OFF REC  
22955-1343 COC 23247-0436 03  
2005 1

**Association Fee:** 1844

**Association Fee Frequency:**

Monthly

**Association Fee Includes:** Amenities,Cable  
TV,Electricity,Hot Water,Insurance,Maintenance  
Structure,Parking,Pest  
Control,Pool(s),Sewer,Security,Trash,Water

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## Courtesy of

**Office Name:** Coldwell Banker Realty

