



\$4,950,000

## 50 S POINTE DRIVE 1706 MIAMI BEACH FL 33139

<https://miamirealestateinc.com>

Welcome to the epitome of luxury living at Continuum in Miami Beach's most prestigious South of Fifth neighborhood. This exceptional 2-bedroom condo offers an expansive living space of 1700 sqft, making it the only available 2B unit with 3 terraces currently on the market. As you step inside a private elevator foyer welcomes you, split [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active

### Basics

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Year built:** 2008

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths



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## Rooms & Units Description

**Unit Number:** 1706

**Number of Units in the Community:** 520

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## Location Details

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

**Elementary School:** South Pointe

**Middle/Junior School:** Nautilus

**High School:** Miami Beach

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## Property details

**Direction Faces:** West

**Subdivision Name:** CONTINUUM ON SOUTH BEACH

**Parcel Number:** 02-42-03-340-1660 **Possession:** Closing & Funding

**Living Area Source:** Builder

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## Property Features



**Exterior Features:** Tennis Court(s),Security/High Impact Doors

**Waterfront Features:** Ocean Front,Other

**Pool Features:** Association,Heated

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

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Marble

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Canal,City,Ocean

**Entry Level:** 17

**Property Attached Y/N:** 1

**Attached Garage Y/N:** 1

**Interior Features:** Built-in Features,Bedroom on Main Level,Closet Cabinetry,Main Living Area Entry Level,Elevator

**Window Features:** Blinds,Impact Glass

**Parking Features:** Assigned,Attached,Garage,Guest,Valet,Garage Door Opener

**Appliances:** Built-In Oven,Dryer,Dishwasher,Electric Range,Ice Maker,Microwave,Refrigerator,Washer

**Association Amenities:** Beach Rights,Bike Storage,Business Center,Fitness Center,Playground,Pool,Sauna,Spa/Hot Tub,Tennis Court(s),Trash,Elevator(s)

**Cooling:** Central Air

**Covered Spaces:** 1

**Garage Spaces:** 1

**Heating:** Central

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 17

**Waterfront Y/N:** 1

**Stories Total:** 40

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## Miscellaneous

**Public Survey Township:** 2

**Syndication Remarks:** Best priced per sq ft unit with ocean views, offering an expansive living space of ~1700sqft and ultra luxury Continuum lifestyle.

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11563432>

**Public Survey Section:** 3

**Year Built Details:**  
Effective Year Built



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## Fees & Taxes

**Tax Annual Amount:** 54543

**Tax Year:** 2023

**Tax Legal Description:**

CONTINUUM ON SOUTH BEACH  
CONDO THE NORTH TOWER  
UNIT 1706 UNDIV 0.4235970%  
INT IN COMMON ELEMENTS OFF  
REC 26131-1961 COC  
26329-0226 04 2008 1

**Association Fee:** 4166

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Association  
Management,Amenities,Common Areas,Cable TV,Hot  
Water,Parking,Pool(s),Sewer,Security,Trash,Water

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## Courtesy of

**Office Name:** Fortune Christie's International Real Estate

