

## 5757 COLLINS AVE 1603 MIAMI BEACH FL 33140

<https://miamirealestateinc.com>

Totally remodeled unit with 2 bedrooms, 2 bathrooms + Den that can be used as a bedroom. New kitchen with a open concept design, high-end appliances, wine cooler, new bathrooms, new porcelain floors. New hurricane proof sliding doors and windows installed. Unit come fully furnished and ready to move in.

\$1,290,000

- 2 beds
- 2 baths
- Condominium
- Residential
- Active
- 1360 sq ft

### Basics

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 1991

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 1360 sq ft



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## Rooms & Units Description

**Unit Number:** 1603

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## Location Details

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

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## Property details

**Total Building Area:** 1360

**Parcel Number:** 02-32-11-057-0520

**Subdivision Name:** L'EXCELLENCE CONDO

**Possession:** Closing & Funding

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## Property Features



**Exterior Features:** Security/High Impact Doors

**Waterfront Features:** Ocean Front

**Pool Features:** Association

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

**Association Amenities:** Clubhouse,Fitness Center,Other,Pool

**Cooling:** Central Air

**Covered Spaces:** 1

**Garage Spaces:** 1

**Heating:** Electric

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 16

**Waterfront Y/N:** 1

**Utilities:** Cable Available

**Interior Features:** Closet  
Cabinetry,Living/Dining Room,Other

**Window Features:** Blinds,Impact Glass,Sliding

**Parking Features:** One Space

**Architectural Style:** None

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Ceramic Tile

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Bay

**Entry Level:** 16

**Property Attached Y/N:** 1

**Stories Total:** 20

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## Miscellaneous

**Public Survey Township:** 2

**Public Survey Section:** 11

**Syndication Remarks:** Totally remodeled unit with 2 beds, 2 baths + Den. New kitchen, high-end appliances, new bathrooms, new porcelain floors & new hurricane sliding doors

**Year Built Details:**  
Resale

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11286288>

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## Fees & Taxes



**Tax Annual Amount:** 8567

**Tax Year:** 2021

**Tax Legal Description:** L'EXCELLENCE  
CONDO UNIT 1603 UNDIV 0.006381% INT IN  
COMMON ELEMENTS OFF REC 14898-1421  
OR 15739-4969 1292 1

**Association Fee:** 1130

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Association  
Management,Cable TV,Insurance,Maintenance  
Structure,Recreation Facilities,Water

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## Courtesy of

**Office Name:** Charles Rutenberg Realty Fort

