



**\$1,875,000**

## **5757 COLLINS AVE 605 MIAMI BEACH FL 33140**

<https://miamirealestateinc.com>

A perfect place to live in Miami!. Direct ocean view, spacious balcony, and the soothing sound of waves make for a relaxing experience. Having three bedrooms and two and a half bathrooms, provides ample space and convenience. Plus, the great amenities like beach access, heated pool, lap pool, jacuzzi, gym, spa, billiard room kids room, [...]

- 3 beds
- 3 baths
- Condominium
- Residential
- Active
- 1980 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 1980 sq ft

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 1991



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## Rooms & Units Description

**Unit Number:** 605

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## Location Details

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

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## Property details

**Total Building Area:** 1980

**Subdivision Name:** LEXCELLENCE CONDO

**Possession:** Closing & Funding

**Direction Faces:** Southeast

**Parcel Number:** 02-32-11-057-0830

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## Property Features



**Exterior Features:** Balcony, Storm/Security Shutters

**Interior Features:** Bidet, Closet  
Cabinetry, Dining Area, Separate/Formal  
Dining Room, Dual Sinks, Entrance  
Foyer, First Floor Entry, Main Level  
Primary, Pantry, Separate Shower, Walk-  
In Closet(s)

**Waterfront Features:** Ocean Access, Ocean  
Front, Other

**Window Features:** Blinds, Impact  
Glass

**Pool Features:** Heated

**Parking Features:** Covered, One  
Space, Valet

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

**Architectural Style:** High Rise

**Association Amenities:** Billiard Room, Bike  
Storage, Clubhouse, Community  
Kitchen, Elevator(s), Fitness  
Center, Library, Playground, Pool, Spa/Hot  
Tub, Storage, Trash

**Construction Materials:** Block

**Cooling:** Central Air, Electric

**Cooling Y/N:** 1

**Covered Spaces:** 1

**Flooring:** Ceramic Tile

**Garage Spaces:** 1

**Garage Y/N:** 1

**Heating:** Central, Electric

**Heating Y/N:** 1

**Pets Allowed:** Conditional, Yes

**View:** Ocean, Pool, Water

**View Y/N:** 1

**Entry Level:** 6

**Entry Location:** 6

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

**Waterfront Y/N:** 1

**Stories Total:** 24

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## Miscellaneous

**Public Survey Township:** 2

**Public  
Survey  
Section:** 11

**Syndication Remarks:** A perfect place to live in Miami!. Direct ocean view,  
spacious balcony, and the soothing sound of waves make for a relaxing  
experience.

**Year Built  
Details:**  
Resale

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11415714>

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## Fees & Taxes



**Tax Annual Amount:** 17460

**Tax Year:** 2022

**Tax Legal Description:** L'EXCELLENCE CONDO UNIT 605  
UNDIV 0.009267% INT IN COMMON ELEMENTS OFF REC  
14898-1421 OR 19208-3917 0700 1 COC 21387-4502 06 2003 1

**Association Fee:** 2192

**Association Fee Frequency:** Monthly

**Association Fee Includes:**  
Common Areas

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## Courtesy of

**Office Name:** Coldwell Banker Realty

