

6345 COLLINS AVE TH4 MIAMI BEACH FL 33141

<https://miamirealestateinc.com>

Unique 2 story TH unit w/ DIRECT pool & beach access from unit patio. Casablanca is one of only two buildings in Mid Beach that allows daily rentals through Airbnb & other platforms. Low HOA dues of \$654/month. Current owner has just invested \$50,000 in renovations and new furnishings. Cap rate of 7% based on [...]

\$1,179,000

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 1430 sq ft

Basics

Bathrooms Half: 1

Lot Size Units: Square Feet

Type: Condominium

Bedrooms: 2 beds

Area: 1430 sq ft

Bathrooms Full: 2

Category: Residential

Status: Active

Bathrooms: 3 baths

Year built: 1995



Rooms & Units Description

Unit Number: TH4

Location Details

County Or Parish: Miami-Dade County

Property details

Total Building Area: 1430

Subdivision Name: THE CASABLANCA CONDO

Parcel Number: 02-32-11-064-0040 **Possession:** Closing & Funding

Property Features



Exterior Features:

Balcony,Patio

Laundry Features:

Washer Hookup,Dryer Hookup

Pool Features:

Association

Security Features:

Smoke Detector(s)

Association Amenities:

Fitness Center,Pool

Cooling: Central Air**Flooring:** Tile**Heating:** Central**Pets Allowed:**

Conditional,Yes

View Y/N: 1**Entry Location:** 1**Property Attached Y/N:**

1

Stories Total: 11**Interior Features:** First Floor Entry,Main Living Area Entry Level,Other**Waterfront Features:** Ocean Access,Ocean Front**Parking Features:** Valet**Appliances:** Built-In

Oven,Dryer,Dishwasher,Microwave,Refrigerator,Water Purifier,Washer

Construction Materials: Block**Cooling Y/N:** 1**Furnished:** Furnished**Heating Y/N:** 1**View:** Ocean**Entry Level:** 1**Patio and Porch Features:** Balcony,Open,Patio**Waterfront Y/N:** 1

Miscellaneous

Public Survey Township: 2**Syndication Remarks:** Unique 2-story townhouse unit at the Casablanca Miami Beach with DIRECT pool and beach access from the unit patio that ALLOWS daily rentals!**Virtual Tour URL:** <https://my.matterport.com/show/?m=jPBfonyJWH8&mIs=1>**Public Survey Section:** 11**Year Built Details:** Condo-Hotel

Fees & Taxes



Tax Annual Amount: 8732

Tax Year: 2021

Tax Legal Description: THE
CASABLANCA CONDO UNIT TH-4 UNDIV
0.0033507 % INT IN COMMON ELEMENTS
OFF REC 16540-71 OR 20093-1897 1101
1 COC 23578-2196 06 2005 1

Association Fee: 654

Association Fee Frequency: Monthly

Association Fee Includes: Amenities,Common
Areas,Hot Water,Maintenance Grounds,Maintenance
Structure,Pest Control,Pool(s),Recreation
Facilities,Security,Trash,Water

Courtesy of

Office Name: Miller Eaton LLC

