



A11400185 © Miami-MLS® 2623

\$1,300,000

7600 COLLINS AVE 416 MIAMI BEACH FL 33141

<https://miamirealestateinc.com>

This is a Two stories Corner unit with 2 Bedroom, 2.5 Bath in a beautiful boutique building. All bedrooms are Upstairs, with Master Bedroom facing the Ocean and the green native vegetation of the shore and dunes protected area. Living and dining area are at entrance level also facing the Ocean. A special unit model, [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 1445 sq ft

Basics

Bathrooms Half: 1

Lot Size Units: Square Feet

Type: Condominium

Bedrooms: 2 beds

Area: 1445 sq ft

Bathrooms Full: 2

Category: Residential

Status: Active

Bathrooms: 3 baths

Year built: 2004



Rooms & Units Description

Unit Number: 416

Number of Units in the Community: 104

Total Rooms: 5

Location Details

County Or Parish: Miami-Dade County

Elementary School: Biscayne

Middle/Junior School: Nautilus

High School: Miami Beach

Property details

Builder Model: A2

Total Building Area: 1445

Direction Faces: East

Subdivision Name: OCEANBLUE CONDO OF MIAMI

Parcel Number: 02-32-02-117-0210 **Possession:** Closing & Funding

Property Features



Exterior Features: Balcony,Courtyard

Window Features: Blinds,Impact Glass,Sliding

Parking Features:
Assigned,Attached,Garage,Guest,Two or More Spaces

Appliances: Dryer,Electric
Range,Microwave,Other,Refrigerator,Washer

Construction Materials: Block

Cooling Y/N: 1

Flooring: Ceramic Tile,Tile

Garage Spaces: 2

Heating: Electric

Pets Allowed: Size Limit,Yes

View Y/N: 1

Entry Location: 4

Property Attached Y/N: 1

Stories: 2

Utilities: Cable Available

Interior Features: First Floor
Entry,Jetted Tub,Living/Dining
Room,Main Living Area Entry
Level,Upper Level Primary,Walk-In
Closet(s)

Pool Features: Association,Heated

Security Features: Fire Sprinkler
System,Smoke Detector(s)

Association Amenities: Fitness
Center,Pool,Sauna,Spa/Hot
Tub,Trash,Elevator(s)

Cooling: Ceiling Fan(s),Electric

Covered Spaces: 2

Furnished: Unfurnished

Garage Y/N: 1

Heating Y/N: 1

View: Ocean,Water

Entry Level: 4

Patio and Porch Features:
Balcony,Open

Attached Garage Y/N: 1

Stories Total: 14

Miscellaneous

Public Survey Township: 2

Syndication Remarks: Two bedroom, 2.5 Bath facing the Ocean in a 2 stories
condo unit. Bedrooms are on second level, unique patio of almost 600 SQFT to
enjoy year around.

Virtual Tour URL: <https://www.propertypanorama.com/instaview/mia/A11400185>

**Public
Survey
Section:** 2

**Year Built
Details:**
Resale

Fees & Taxes



Tax Annual Amount: 8537

Tax Year: 2022

Tax Legal Description:

OCEANBLUE CONDO OF MIAMI
BEACH UNIT 416 UNDIV 1.2393434%
INT IN COMMON ELEMENTS OFF REC
22597-1415 OR 22626-4814 08 2004
1 COC 24691-3471 06

Association Fee: 1143

Association Fee Frequency:

Monthly

Association Fee Includes: Association
Management,Amenities,Common
Areas,Insurance,Maintenance Grounds,Maintenance
Structure,Pool(s),Security,Trash,Water

Courtesy of

Office Name: EXP Realty LLC

