

A11360400 © Miami MLS® 2023



**\$1,050,000**

## **9455 COLLINS AVE 406 SURFSIDE FL 33154**

<https://miamirealestateinc.com>

Exclusive Beach Front condo in the best location: Surfside. Spacious Living & Dining area with open kitchen. Split Plan. 2 Bedrooms, 3 full Bathrooms. All stainless steel appliances. Access to the balcony from both rooms & living area. Building amenities include gym, beach service, valet parking, 24/7 concierge and more. Close to restaurants, House of [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 1510 sq ft

### **Basics**

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 1991

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 1510 sq ft



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## Rooms & Units Description

**Unit Number:** 406

**Number of Units in the Community:** 107

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## Location Details

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

**Directions:** A1A Collins Avenue, between 94th and 95th  
Street. Ocean side.

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## Property details

**Total Building Area:** 1510

**Direction Faces:** East

**Disclosures:** Special Assessment

**Subdivision Name:** THE WAVES CONDO

**Parcel Number:** 14-22-35-028-0570

**Possession:** Closing & Funding

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## Property Features



**Building Features:** Exterior Lighting

**Interior Features:** Bidet, Bedroom on Main Level, Breakfast Area, Closet Cabinetry, Dual Sinks, Living/Dining Room, Separate Shower, Walk-In Closet(s)

**Pool Features:** Association

**Security Features:** Smoke Detector(s)

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Tile

**Garage Y/N:** 1

**Heating Y/N:** 1

**Entry Level:** 4

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

**Waterfront Y/N:** 1

**Stories Total:** 12

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

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

**Parking Features:** Assigned, Attached, Garage, One Space, Valet, Garage Door Opener

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

**Association Amenities:** Clubhouse, Fitness Center, Pool, Elevator(s)

**Cooling:** Electric

**Covered Spaces:** 1

**Garage Spaces:** 1

**Heating:** Electric

**View:** Other

**Entry Location:** 4

**Property Attached Y/N:** 1

**Attached Garage Y/N:** 1

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## Miscellaneous

**Public Survey Township:** 14

**Syndication Remarks:** 2 BEDROOMS - 3 BATHROOMS. OCEAN FRONT, BEACH ACCESS CONDOMINIUM WITH THE BEST AMENITIES.

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11360400>

**Public Survey Section:** 35

**Year Built Details:** Resale



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## Fees & Taxes

**Tax Annual Amount:** 9528

**Tax Year:** 2022

**Tax Legal Description:** THE WAVES  
CONDO UNIT 406 UNDIV 0.96322% INT IN  
COMMON ELEMENTS OFF REC 15249-895  
OR 18785-1944 0899 1

**Association Fee:** 1148

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Amenities, Maintenance  
Grounds, Pool(s), Sewer, Trash, Water

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## Courtesy of

**Office Name:** Urdapilleta Real Estate, LLC

