



**\$3,399,000**

## **9601 COLLINS AVE 804 BAL HARBOUR FL 33154**

<https://miamirealestateinc.com>

Breathtaking views from this completely remodeled 2-bedroom residence. Enjoy unobstructed direct ocean and coastline views from the privacy of your balcony. Mia Cucina upgraded kitchen with Italian stone countertop and Subzero/wolf appliances. Upgraded bathrooms. Building offers a restaurant, tennis court, club room, gym, beach & pool service. Across from Bal Harbour mall and within walking [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 2160 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 2160 sq ft

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 1998



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## Rooms & Units Description

**Unit Number:** 804

**Number of Units in the Community:** 165

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## Location Details

**County Or Parish:** Miami-Dade County **Directions:** 96th Street and collins avenue, on the east side.

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## Property details

**Total Building Area:** 2160

**Subdivision Name:** MAJESTIC TOWER

**Parcel Number:** 12-22-26-038-0490

**Possession:** Closing & Funding

**Property Condition:** Updated/Remodeled

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## Property Features



**Exterior Features:** Balcony,Shutters Electric

**Laundry Features:** Laundry Tub

**Pool Features:** Association

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

**Association Amenities:** Basketball Court,Clubhouse,Fitness Center,Other,Pool,Sauna,Spa/Hot Tub,Storage,Tennis Court(s),Elevator(s)

**Cooling:** Central Air

**Covered Spaces:** 2

**Furnished:** Unfurnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Ocean

**Entry Level:** 8

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

**Waterfront Y/N:** 1

**Interior Features:** Built-in Features,Closet Cabinetry,Entrance Foyer,Custom Mirrors,Bar,Walk-In Closet(s)

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

**Parking Features:** Assigned

**Appliances:** Built-In Oven,Dryer,Dishwasher,Electric Range,Refrigerator,Self Cleaning Oven

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Marble,Wood

**Garage Spaces:** 2

**Heating:** Electric

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 8

**Property Attached Y/N:** 1

**Stories Total:** 22

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## Miscellaneous

**Public Survey Township:** 12

**Syndication Remarks:** Enjoy unobstructed direct ocean from the privacy of your balcony. Mia Cucina upgraded kitchen w/ Italian stone countertop and Subzero/wolf appliances

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11289553>

**Public Survey Section:** 26

**Year Built Details:** New Construction

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## Fees & Taxes



**Tax Annual Amount:** 12071

**Tax Year:** 2022

**Tax Legal Description:** MAJESTIC  
TOWER AT BAL HARBOUR CONDO UNIT  
804 UNDIV 0.489% INT IN COMMON  
ELEMENTS OFF REC 17876-2519 OR  
18106-2304 0498 1

**Association Fee:** 2170

**Association Fee Frequency:** Monthly

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

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## Courtesy of

**Office Name:** Dezer Platinum Realty LLC

