



A11886589 © Miami MLS® 2025

**\$4,600,000**

## **9705 COLLINS AVE 2304N**

<https://miamirealestateinc.com>

BAL HARBOUR NORTH SOUTH CONDO UNIT 2304N UNDIV  
0.210974% INT IN COMMON ELEMENTS OFF REC 27891-0454  
Welcome to Residence 2304N at the St. Regis Bal Harbour, a rarely available flow-through home offering the ultimate oceanfront lifestyle. This 2-bedroom, 2.5-bath residence showcases direct Atlantic views to the east, with floor-to-ceiling glass doors opening to expansive terraces [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 1685 sq ft

### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Floors:** 27 floors

**Year built:** 2011

**Subdivision Name:** St. Regis Bal Harbour

**Type:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 1 half bath

**Area:** 1685 sq ft

**View:** Ocean

**County:** Miami-Dade

## Building Details

**Architectural Style:** HighRise

**Covered Spaces:** 2

**Floor covering:** Marble

**Construction Materials:** Block

**Garage Spaces:** 2

## Amenities & Features

**Pool Features:** Association

**Security Features:** DoorMan

**Association Amenities:** FitnessCenter,Pool

**Utilities:** CableAvailable

**Exterior Features:** Balcony

**Heating:** Central

**Appliances:**  
BuiltInOven,Dryer,Dishwasher,GasRange,Refrigerator,Washer

**Parking Features:** Valet

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

**Waterfront Features:**  
OceanAccess

**Cooling:** CentralAir

**Furnished:** Unfurnished

**Interior Features:**  
BedroomOnMainLevel,FirstFloorEntry

## Nearby Schools

**Middle Or Junior School:** Nautilus

**Elementary School:** Ruth K. Broad Bay Harbor K-8

**High School:** Miami Beach



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# Expenses, Fees & Taxes

**Association Fee:** \$4,395

**Tax Annual Amount:** \$48,650

**Tax Year:** 2024

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# Miscellaneous

**Association Fee Frequency:** Monthly

**List Office Name:** Keller Williams Elite Properties

**Listing Terms:** Assumable,Cash

**Direction Faces:** Southeast

