



APN: 26148704 Miami, FL © 2023

**\$1,200,000**

## **9801 COLLINS AVE 10G BAL HARBOUR FL 33154**

<https://miamirealestateinc.com>

Awaken each morning to views of the Atlantic, spend days lounging on the Bal Harbour's beautiful beach, exercise on exquisite landscaped trails, walk across the street to the enjoy shopping and dining in the world-class Bal Harbour Shops, and end your day on your balcony with lovely ocean views. This open plan 2 bdr, 2 [...]

- 2 beds
- 2 baths
- Condominium
- Residential
- Active
- 1388 sq ft

### **Basics**

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 1977

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 1388 sq ft



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## Rooms & Units Description

**Unit Number:** 10G

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## Location Details

**County Or Parish:** Miami-Dade County **Directions:** Balmoral is at 9801 Collins Avenue. Its the east side of Collins avenue due North of the St Regis and Due ease of the Bal Harbour Shops.

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## Property details

**Total Building Area:** 1388

**Subdivision Name:** BALMORAL CONDO

**Parcel Number:** 12-22-26-023-0960

**Possession:** Close Of Escrow

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## Property Features



**Exterior Features:**

Balcony,Courtyard,Storm/Security  
Shutters

**Laundry Features:** Common Area

**Pool Features:** Association

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

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Carpet,Marble

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Ocean,Water

**Entry Level:** 10

**Patio and Porch Features:**

Balcony,Open

**Waterfront Y/N:** 1

**Interior Features:** Elevator

**Waterfront Features:** Ocean Front

**Parking Features:** Two or More Spaces,Valet

**Appliances:** Dishwasher,Electric Range,Ice  
Maker,Microwave,Refrigerator

**Association Amenities:** Basketball Court,Bike  
Storage,Business Center,Clubhouse,Fitness  
Center,Laundry,Library,Pool,Storage,Tennis  
Court(s),Trail(s),Elevator(s)

**Cooling:** Central Air

**Covered Spaces:** 2

**Garage Spaces:** 2

**Heating:** Electric

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 10

**Property Attached Y/N:** 1

**Stories Total:** 20

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## Miscellaneous

**Public Survey Township:** 12

**Syndication Remarks:** Ocean views 2 bd 2 bth condo in the Balmoral beachfront in Bal Harbour. World-class amenities, concierge, valet-beach-pool service, a restaurant.

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11426145>

**Public  
Survey  
Section:** 26

**Year Built  
Details:**  
Effective Year  
Built

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## Fees & Taxes



**Tax Annual Amount:** 5956

**Tax Year:** 2022

**Tax Legal Description:** BALMORAL  
CONDO UNIT 10G UNDIV 0.18430%  
INT IN COMMON ELEMENTS OFF REC  
10129-1982 OR 20290-0249 0302 1

**Association Fee:** 1385

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Association  
Management,Amenities,Cable TV,Hot  
Water,Internet,Maintenance  
Grounds,Parking,Pool(s),Recreation Facilities,Trash,Water

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## Courtesy of

**Office Name:** Compass Florida, LLC

