

A11369913 © Miami MLS® 2023



**\$1,400,000**

## **9801 COLLINS AVE 16W BAL HARBOUR FL 33154**

<https://miamirealestateinc.com>

Most Desirable Line! Unit 16W with Stunning Ocean Views This stunning 2 bedroom, 2 bathroom condo for sale at Balmoral in Bal Harbour, FL offers the added convenience of a den and a Murphy bed, providing extra sleeping space for guests. With 1,688 square feet of living space, this unit is the most desirable line [...]

- 2 beds
- 2 baths
- Condominium
- Residential
- Active
- 1688 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:** 1688 sq ft



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## Rooms & Units Description

**Unit Number:** 16W

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## Location Details

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

**Directions:** [Google Directions](#)

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## Property details

**Total Building Area:** 1688

**Subdivision Name:** BALMORAL CONDO

**Parcel Number:** 12-22-26-023-3510

**Possession:** Close Of Escrow

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## Property Features



**Exterior Features:** Balcony,Tennis Court(s)

**Laundry Features:** Common Area

**Pool Features:** Association,Heated

**Appliances:** Dishwasher,Electric Range,Disposal,Microwave,Other,Refrigerator

**Association Amenities:** Billiard Room,Bike Storage,Business Center,Clubhouse,Fitness Center,Laundry,Pool,Spa/Hot Tub,Tennis Court(s),Trail(s),Elevator(s)

**Cooling:** Central Air

**Covered Spaces:** 1

**Garage Spaces:** 1

**Heating:** Central

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 16

**Property Attached Y/N:** 1

**Stories Total:** 21

**Interior Features:** Built-in Features,Bedroom on Main Level,Convertible Bedroom,Dining Area,Separate/Formal Dining Room,Eat-in Kitchen,Walk-In Closet(s),Elevator

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

**Parking Features:** Assigned,One Space,Valet

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Tile

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** City,Ocean,Other

**Entry Level:** 16

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

**Waterfront Y/N:** 1

**Utilities:** Cable Available

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## Miscellaneous

**Public Survey Township:** 12

**Public Survey Section:** 26

**Syndication Remarks:** Most desirable line in the building, boasting breathtaking views of the ocean and the renowned Bal Harbour Shops at BALMORAL in Bal Harbour, FL

**Year Built Details:** Resale

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11369913>



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## Fees & Taxes

**Tax Annual Amount:** 11739

**Tax Year:** 2022

**Tax Legal Description:** BALMORAL  
CONDO UNIT 16W UNDIV 0.22117% INT  
IN COMMON ELEMENTS OFF REC  
10129-1982 OR 10222-1 1178 1

**Association Fee:** 1662

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Amenities,Common  
Areas,Cable TV,Hot Water,Internet,Maintenance  
Grounds,Maintenance Structure,Parking,Pest  
Control,Pool(s),Trash,Water

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## Courtesy of

**Office Name:** FIP Realty Services, LLC

