

18975 COLLINS AVE 2703 SUNNY ISLES BEACH FL 33160

<https://www.cays.com>

\$ 3,899,000.00



3 bar+Den/3.5 Bths (2716ft' interior+756 balconies). FULLY FINISHED & FURNISHED. 1KING+2QUEEN BEDS(made in Italy) 27th floor flow-through, east to west, sunrise to sunset, Den(make it your office, playroom, or library), fully built out closets, hand made silk rugs, chandeliers, curtains, porcelain tile floors, BBQ on Balcony, NEST Thermostats, TOTO Toilets,...

- 3 beds
- 4 baths
- Condominium

CALL US NOW

Phone: 305.6000.958

Email: www.cays.com

Address: Cays Realty - Miami Real Estate Company, 1000 5th Street Ste 1320, Miami Beach, FL 33139

BASIC FACTS

MLS #: A11397719	Post Updated: 2024-02-06 05:47:28
Bedrooms: 3	Bathrooms: 4
Bathrooms Half: 1	Bathrooms Full: 3
Area: 2271 sq ft	Lot Size Units: Square Feet
Year built: 2020	Status: Active
Type: Condominium	

ROOMS & UNITS DESCRIPTION

Unit Number: 2703

PROPERTY FEATURES

Building Features: Exterior Lighting	Exterior Features: Balcony
Interior Features: Bedroom on Main Level,Closet Cabinetry,Entrance Foyer,Jetted Tub,Kitchen Island,Living/Dining Room,Custom Mirrors,Main Living Area Entry Level,Separate Shower,Walk-In Closet(s)	Waterfront Features: Ocean Front
Window Features: Tinted Windows,Impact Glass	Pool Features: Association
Parking Features: Attached,Garage,Valet	Security Features: Closed Circuit Camera(s),Elevator Secured,Lobby Secured,Security Guard

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Appliances: Built-In
Oven,Dryer,Dishwasher,Electric
Range,Disposal,Ice
Maker,Microwave,Refrigerator,Self Cleaning
Oven,Washer

Association Amenities: Billiard
Room,Community Kitchen,Fitness
Center,Hobby Room,Barbecue,Picnic
Area,Playground,Pool,Sauna,Spa/Hot
Tub,Trash

Cooling Y/N: 1

Flooring: Other,Tile

Garage Spaces: 1

Heating: Central

New Construction Y/N: 1

View: Intercoastal,Ocean,Water

Entry Level: 27

Patio and Porch Features: Balcony,Open

Waterfront Y/N: 1

Stories Total: 52

Architectural Style: High Rise

Cooling: Central Air

Covered Spaces: 1

Furnished: Furnished

Garage Y/N: 1

Heating Y/N: 1

Pets Allowed: Conditional,Yes

View Y/N: 1

Entry Location: 27

Property Attached Y/N: 1

Attached Garage Y/N: 1

Utilities: Cable Available

PROPERTY DETAILS

Builder Model: C

Disclosures: Owner Is Listing Agent

Parcel Number: 31-22-02-055-1770

Total Building Area: 2271 sq ft

Subdivision Name: ARMANI

Possession: Negotiable,Other

FEES & TAXES

Tax Annual Amount: \$ 36,408.00

Tax Year: 2021

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Tax Legal Description: 18975 COLLINS
CONDO UNIT 2703 UNDIV 0.3242% INT IN
COMMON ELEMENTS OFF REC 31715-2560

Association Fee: \$ 3,422.00

Association Fee Frequency: Monthly

Association Fee Includes: Association
Management,Amenities,Cable TV,Hot
Water,Internet,Maintenance
Grounds,Maintenance
Structure,Parking,Reserve
Fund,Sewer,Security,Trash,Water

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