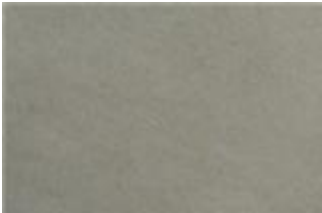


18975 COLLINS AVE 904 SUNNY ISLES BEACH FL 33160

<https://www.cays.com>

\$ 2,594,000.00



Beautiful 2BR/2.5BA unit at Armani Casa Residences offers oceanfront and intracoastal views. Spacious unit with light filled rooms enhance the ocean views from the floor to ceiling windows. White marble floors throughout complement all your design choices. Open kitchen plan with Wolf and Subzero appliances, 10ft ceilings, and oversized balcony...

- 2 beds
- 3 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 #: A11371759	Post Updated: 2024-02-22 05:47:22
Bedrooms: 2	Bathrooms: 3
Bathrooms Half: 1	Bathrooms Full: 2
Area: 1535 sq ft	Lot Size Units: Square Feet
Year built: 2019	Status: Active
Type: Condominium	

ROOMS & UNITS DESCRIPTION

Unit Number: 904	Number of Units in the Community: 308
-------------------------	--

PROPERTY FEATURES

Building Features: Exterior Lighting	Exterior Features: Balcony,Barbecue,Security/High Impact Doors
Interior Features: Breakfast Bar,Bidet,Built-in Features,Bedroom on Main Level,Closet Cabinetry,Dining Area,Separate/Formal Dining Room,Dual Sinks,High Ceilings,Main Living Area Entry Level,Split Bedrooms,Separate Shower,Walk-In Closet(s)	Waterfront Features: Ocean Access,Ocean Front
Window Features: Blinds,Thermal Windows,Impact Glass	Pool Features: Association
Parking Features: Assigned,Attached,Garage,Guest,One Space	Security Features: Elevator Secured,Secured Garage/Parking,Lobby Secured,Fire Sprinkler System,Smoke Detector(s)

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

Appliances: Built-In
Oven,Dryer,Dishwasher,Electric Range,Electric
Water
Heater,Disposal,Microwave,Refrigerator,Washer

Architectural Style: High Rise

Association Amenities: Business
Center,Clubhouse,Fitness
Center,Other,Playground,Pool,Spa/Hot
Tub,Trash,Elevator(s)

Construction Materials: Block

Cooling: Central Air,Electric

Cooling Y/N: 1

Covered Spaces: 1

Flooring: Marble

Garage Spaces: 1

Garage Y/N: 1

Heating: Central,Electric

Heating Y/N: 1

Pets Allowed: Conditional,Yes

View: Intercoastal,Ocean,Pool

Entry Level: 9

Entry Location: 9

Patio and Porch Features: Balcony,Open

Property Attached Y/N: 1

Waterfront Y/N: 1

Attached Garage Y/N: 1

Stories Total: 55

Utilities: Cable Available

PROPERTY DETAILS

Total Building Area: 1535 sq ft

Direction Faces: Southeast

Subdivision Name: 18975 COLLINS CONDO **Parcel Number:** 31-22-02-055-2110

Possession: Closing & Funding

FEES & TAXES

Tax Annual Amount: \$ 24,903.00

Tax Year: 2022

Tax Legal Description: 18975 COLLINS
CONDO UNIT 904 UNDIV 0.2191% INT IN
COMMON ELEMENTS OFF REC 31715-2560

Association Fee: \$ 2,313.00

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

Association Fee Frequency: Monthly

Association Fee Includes: Association
Management,Hot Water,Maintenance
Grounds,Maintenance
Structure,Parking,Pool(s),Recreation
Facilities,Reserve
Fund,Roof,Sewer,Security,Trash,Water

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