



**Price: \$1,300,000**

**MLS Number: A11778351**

**Condo / Town Home**

**16699 Collins Ave Unit 2406, Sunny Isles Beach, Florida 33160 USA**

**Beds: 2**

**Baths: 2**

**Half Baths: 1**

**Living Area: 1,637**

**Unit: 2406**

**HOA Fees: \$3,566**

**Waterfront: YES**

**Year Built: 2006**

**Community: La Perla Condo**

**Subdivision: La Perla Condo**

## ABOUT THIS PROPERTY

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1637sqft/152m2 DIRECT BEACH ACCESS-FULLY FURNISHED & EQUIPPED W/BEAUTIFUL HIGH END FINISHES THROUGHOUT 2BD -2.5BATH DEN-FLOOR TO CEILING WINDOWS-3 BALCONIES-OCEAN VIEWS FROM EVERY ROOM. OPEN KITCHEN- ITALIAN CABINETRY - SS APPLIANCES-GRANITE COUNTER TOPS, MARBLE FLOORS-WASHER/DRYER. FULL SERVICE BLDG-VALET PRKG BEING SOLD TURNKEY WITHOUT PAINTING.LUXURY SHOPPING BAL HARBOR-AVENTURA. GREAT FOR INVESTORS OR SNOWBIRDS RENTAL \$6000 -7000 MONTHLY DEPENDING ON SEASON. Current maintenance \$3,566.61 is for 1 year only including special assessments and reserves, after one year will be back to \$1,458.50

