

Image

**Price:** \$1,100,000

**MLS Number:** A11880882

**Condo / Town Home**

**16485 Collins Ave Unit PH35C, Sunny Isles Beach, Florida 33160 USA**

**Beds:** 2

**Baths:** 2

**Living Area:** 1,460

**Unit:** PH35C

**HOA Fees:** \$1,435

**Waterfront:** YES

**Year Built:** 1991

**Community:** OCEANIA III CONDO

**Subdivision:** OCEANIA III CONDO

**Elementary School:** Norman S. Edelcup K-8

**Junior High:** Highland Oaks

**High School:** Alonzo and Tracy Mourning Sr.

## ABOUT THIS PROPERTY

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Come and enjoy true oceanfront living. Wake up and have that first cup of coffee while watching the sunrise or enjoy a glass of wine and see those gorgeous sunsets. Enjoy a morning swim and get the benefits of bathing in the ocean. Penthouse unit has the extra perk of extra high ceilings. Floor to ceiling windows in every room. Building offers heated pool, spa, gym, kid's playroom, party room, theater room, etc. Oceania complex offers private beach club with beach service, state of the art gym with an array of classes such as Zumba, yoga, Pilates, bootcamp, spinning, and cardio-sculpt. You also get indoor racquetball, tennis courts, spa treatments, dining and cafe. Prime location close to supermarkets, shopping, Aventura Mall & Bal Harbour Shops, and great parks for the kids. Building concrete restoration completed, new roof, renovated hallways, updated elevators and fire alarm system completed. Milestone Structural Integrity Inspection (SIRS) & Reserve Study completed. Manager on site with low staff turnover. Stable, hands on Board of Directors.

