

Image

**Price: \$875,000**

**MLS Number: A11916403**

**Condo / Town Home**

**6061 Collins Ave Unit 5F, Miami Beach, Florida 33140 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 1,524**

**Unit: 5F**

**HOA Fees: \$1,702**

**Waterfront: YES**

**Year Built: 1982**

**Community: LE TRIANON CONDO**

**Subdivision: LE TRIANON CONDO**

## ABOUT THIS PROPERTY

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Stunning direct ocean views and steps-to-the-sand beach access on iconic Millionaire's Row in Mid-Beach. This 2BD/2BA residence is designed to maximize the water views: an additional doorway was added to the second bedroom so you can enjoy ocean views from every room. Perfectly positioned next to the Hilton Cabana Miami Beach Resort, adding a "luxury lifestyle" perk for owners and guests with convenient access to resort-style beach set-ups (loungers/umbrellas/daybeds) and beachside service. Enjoy two balconies: one off the dining area and another off the living area that extends to the primary bedroom, giving you indoor/outdoor oceanfront living from multiple vantage points. Plus, a generous entry pantry adds great everyday storage. In-unit laundry. The building has completed the first portion of the 40-year structural improvements, with the next phase underway, including items such as balcony work, exterior stucco restoration, waterproofing, garage/basement columns, railings, and pool-area upgrades. Ask the listing agent for the full assessment breakdown and terms.

PROPERTY  
LOCATION

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Image

