

# INES FLAX

YOUR PREMIER OCEANFRONT SPECIALIST  
& MOST TRUSTED NAME IN SOUTH FLORIDA REAL ESTATE.



A11925384 SE MLS © 2025

**Price:** \$1,590,000

**MLS Number:** A11925384

**Condo / Town Home**

**16699 Collins Ave Unit 2701, Sunny Isles Beach, Florida 33160 USA**

**Beds:** 2

**Baths:** 2

**Half Baths:** 1

**Living Area:** 1,623

**Unit:** 2701

**HOA Fees:** \$2,251

**Year Built:** 2006

**Community:** LA PERLA CONDO

**Subdivision:** LA PERLA CONDO

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

**Junior High:** Highland Oaks



## ABOUT THIS PROPERTY

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â€¢ Owner-occupied; renovated Summer/Fall 2025 for full-time use, never rented thereafter. Can be rented 12x a year in Miami-Dade; ~10-mile car-free oceanfront bike ride to South Beach via Bal Harbour and Surfside â€¢ 2 bedrooms+L, new carpeting, new kitchen, new bathroom, new paint throughout, new landscaping, new pool, new fence, new driveway, new repainting (completed for this 01 line); expected to be well under \$2,000/mo in 2027 per Treasurer â€¢ HOA includes: water, sewer, trash, insurance, maintenance, landscaping, pool, fence, driveway, repainting, etc. HOA is deemed reliable but not guaranteed; buyer to verify. Sold as-is. No affiliation or endorsement by the offices Some

