

# INES FLAX

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



**Price:** \$2,099,000

**MLS Number:** A11853427

**Condo / Town Home**

**5757 Collins Ave Unit 1605, Miami Beach, Florida 33140 USA**

**Beds:** 3

**Baths:** 2

**Half Baths:** 1

**Living Area:** 1,980

**Unit:** 1605

**HOA Fees:** \$2,103

**Waterfront:** YES

**Year Built:** 1991

**Community:** LEXCELLENCE CONDO

**Subdivision:** LEXCELLENCE CONDO

**Elementary School:** North Beach

**Junior High:** Nautilus

**High School:** Miami Beach



## ABOUT THIS PROPERTY

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Stunning 1,980 SQFT, 3-bedroom, 2.5-bathroom condo, offering unobstructed east-ocean views. This fully remodeled unit features soundproofing, a modern custom-designed kitchen, brand-new JennAir appliances, and elegant new electric shades. The unit also includes contemporary fixtures, new toilets, and bidet, & in-unit laundry room. The building is located on the iconic Millionaire's Row of Bal Harbour. Residents enjoy a wide range of upscale amenities, including 24-hour security, valet parking, a BBQ/picnic area, a kid's playroom & direct access to the beach and boardwalk.

