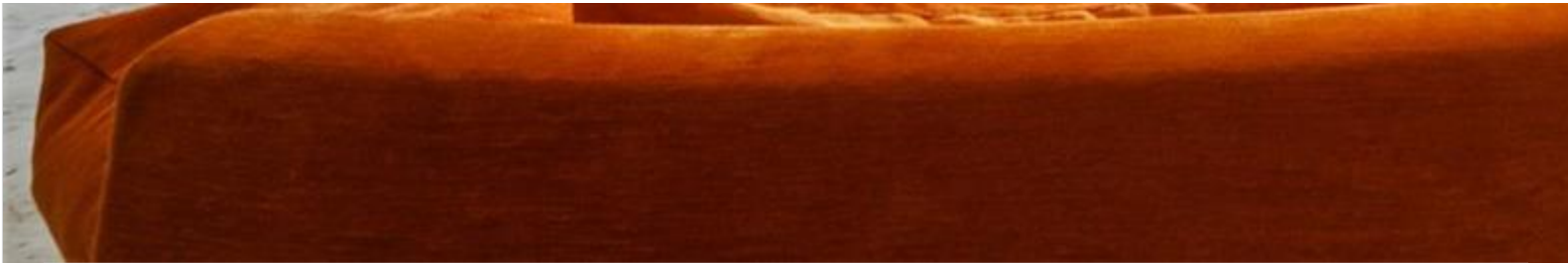


# INES FLAX

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



A11925688 SEFMLS© 2025



|                                                                          |  |  |                              |  |                                      |                          |  |  |
|--------------------------------------------------------------------------|--|--|------------------------------|--|--------------------------------------|--------------------------|--|--|
| <b>Price: \$2,990,000</b>                                                |  |  | <b>MLS Number: A11925688</b> |  |                                      | <b>Condo / Town Home</b> |  |  |
| <b>17201 Collins Ave Unit 3505, Sunny Isles Beach, Florida 33160 USA</b> |  |  |                              |  |                                      |                          |  |  |
| <b>Beds:</b> 3                                                           |  |  | <b>Baths:</b> 3              |  |                                      | <b>Half Baths:</b> 1     |  |  |
| <b>Living Area:</b> 3,018                                                |  |  | <b>Unit:</b> 3505            |  |                                      | <b>HOA Fees:</b> \$3,200 |  |  |
| <b>Waterfront:</b> YES                                                   |  |  | <b>Year Built:</b> 2006      |  |                                      |                          |  |  |
| <b>Community:</b> OCEAN FOUR CONDO                                       |  |  |                              |  | <b>Subdivision:</b> OCEAN FOUR CONDO |                          |  |  |
| <b>Elementary School:</b> Norman S. Edelcup K-8                          |  |  |                              |  | <b>Junior High:</b> Highland Oaks    |                          |  |  |

## ABOUT THIS PROPERTY

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Experience luxurious oceanfront living in this beautifully upgraded 3-bedroom, 3.5-bath residence at the prestigious 100 Sunny Isles. This home features a modern interior with marble floors, and floor-to-ceiling glass that frames breathtaking, unobstructed ocean views. The elegant living area is perfect for entertaining. Designed for the culinary enthusiast, the kitchen boasts rich wood cabinetry, high-end stainless-steel appliances, sleek island, and a large breakfast room. The master suite is a private retreat with panoramic water views, a private balcony, designer lighting, and generous closet space. Spa-inspired bathroom with a large tub and walk-in closet. Abundant storage, and refined craftsmanship throughout. Located in one of Sunny Isles' most coveted full-service buildings, this residence offers the perfect blend of luxury, comfort, and coastal sophistication.

