

A Property for Your Consideration . . .

Presented by : Marc Knight
Miami Angel Properties
sobemk@gmail.com
Call Me At: 305-982-7534
Office Phone: 305-673-5300

Sunny Isles Beach

17201 COLLINS AV # 3504

↓ 639,888

REF #: M1316299

Sale Price: \$ 650,000

CD: 11/02/2009

DOM: 91

Status: **Closed Sale**

Complex Name:
OCEAN FOUR

Bedrooms: 2

Full Baths: 2

Half Baths: 1

SqFt Liv Area: ≈1886

Year Built: ≈2006/Resale

Faces: South East

Garage: 1

Carport:



Waterfront: Y/Ocean Access/Ocean Front

Cooling: Central Cooling/Electric Cooling

"SHORT SALE APPROVED! NO WAITING!." Under \$400.00 per ft. Spectacular ocean, city and intracoastal views from this flow through unit featuring east and west views. This unit offers an Italian designed kitchen, ceiling to floor glass, spacious rooms, an oversized private laundry room and all the glamour that Ocean 4 offers. SHORT SALE APPROVED AT \$670,000. BUYER TO PAY PLATINUM PROPERTIES \$295 PROCESSING FEE AT CLOSING.



Master Bathroom:

Interior Features:

Elevator/ Cooking Island/ Walk-In Closets

Amenities:

Billiard Room/ Cabana/ Common Laundry/ Clubhouse-Clubroom/ Community Room/ Exercise Room/ Extra Storage/ Heated Pool

Exterior Features:

Open Balcony

Maint Fee: \$1,241 TOA: C Total Fees: \$1,241/M

Maintenance Includes:

All Amenities/ Building Exterior/ Cable Tv/ Common Area/ Elevator



Directions: COLLINS AVENUE TO 172 ST, BUILDING ON OCEAN SIDE.

Tax Amount\$: ≈\$ 13,395

Tax Year: 2008

DAV/SOH\$: ≈\$ 701,600

DMV/ASV\$: