

**\$3,100,000****9601 Collins Ave, Unit 809**

**Beds:** 2  
**Baths:** 3  
**Living Area:** 2,160 sqft  
**Neighborhood:** Bal Harbour

## YOUR AGENT

**Brian Paran**

**Phone:** +1 (305) 684-8999  
**Email:** brian@home61.com

## AMENITIES

|                         |   |                       |   |
|-------------------------|---|-----------------------|---|
| <b>Air Conditioning</b> | — | <b>Ocean View</b>     | ✓ |
| <b>Central Heat</b>     | ✓ | <b>Pool</b>           | ✓ |
| <b>Refrigerator</b>     | ✓ | <b>Doorman</b>        | — |
| <b>Dishwasher</b>       | ✓ | <b>Vallet</b>         | ✓ |
| <b>Washer</b>           | ✓ | <b>Gym</b>            | ✓ |
| <b>Walk-In Closets</b>  | — | <b>Impact Windows</b> | ✓ |

## KEY FEATURES

|                       |            |                        |             |
|-----------------------|------------|------------------------|-------------|
| <b>Living area:</b>   | 2,160 sqft | <b>Days on market:</b> | 16 days     |
| <b>Maintenance:</b>   | N/A        | <b>Type:</b>           | apartment   |
| <b>Tax:</b>           | \$ 30,989  | <b>Year Built:</b>     | 1998        |
| <b>\$ /sqft:</b>      | \$ 1,435   | <b>Unit #:</b>         | 809         |
| <b>Half Bath/WC:</b>  | 1          | <b>Neighborhood:</b>   | Bal Harbour |
| <b>Parking Space:</b> | 1          | <b>Zip Code:</b>       | 33154       |
| <b>Floor #:</b>       | 8th / 22   | <b>Ref./MLS ID:</b>    | A11824782   |

## MY NOTES