

# \$2,495,000

3801 Collins Ave, Unit 1603

**Beds:** 3  
**Baths:** 4  
**Living Area:** 2,542 sqft  
**Neighborhood:** Miami Beach

### YOUR AGENT



**Brian Paran**

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### 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>   | 2,542 sqft | <b>Days on market:</b> | 1769 days   |
| <b>Maintenance:</b>   | N/A        | <b>Type:</b>           | apartment   |
| <b>Tax:</b>           | \$ 29,784  | <b>Year Built:</b>     | 2006        |
| <b>\$/sqft:</b>       | \$ 982     | <b>Unit #:</b>         | 1603        |
| <b>Half Bath/WC:</b>  | 1          | <b>Neighborhood:</b>   | Miami Beach |
| <b>Parking Space:</b> | 2          | <b>Zip Code:</b>       | 33140       |
| <b>Floor #:</b>       | 16th / 20  | <b>Ref./MLS ID:</b>    | A10696060   |

### MY NOTES