

**\$499,000****2625 Collins Ave, Unit 1604**

**Beds:** **1**  
**Baths:** **2**  
**Living Area:** **1,075 sqft**  
**Neighborhood:** **Miami Beach**

## 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>	<b>1,075 sqft</b>	<b>Days on market:</b>	<b>2148 days</b>
<b>Maintenance:</b>	<b>\$ 608</b>	<b>Type:</b>	<b>apartment</b>
<b>Tax:</b>	<b>\$ 6,811</b>	<b>Year Built:</b>	<b>1980</b>
<b>\$ /sqft:</b>	<b>\$ 464</b>	<b>Unit #:</b>	<b>1604</b>
<b>Half Bath/WC:</b>	<b>-</b>	<b>Neighborhood:</b>	<b>Miami Beach</b>
<b>Parking Space:</b>	<b>2</b>	<b>Zip Code:</b>	<b>33140</b>
<b>Floor #:</b>	<b>16th / 19</b>	<b>Ref./MLS ID:</b>	<b>A10728896</b>

## MY NOTES