

**\$1,750,000****16445 Collins Ave, Unit 2226**

**Beds:** 2  
**Baths:** 3  
**Living Area:** 2,020 sqft  
**Neighborhood:** Sunny Isles

## YOUR AGENT

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

## AMENITIES

<b>Air Conditioning</b>	✓	<b>Direct Ocean</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>	2,020 sqft	<b>Days on market:</b>	718 days
<b>Maintenance:</b>	N/A	<b>Type:</b>	apartment
<b>Tax:</b>	\$ 9,200	<b>Year Built:</b>	1993
<b>\$ /sqft:</b>	\$ 866	<b>Unit #:</b>	2226
<b>Half Bath/WC:</b>	1	<b>Neighborhood:</b>	Sunny Isles
<b>Parking Space:</b>	2	<b>Zip Code:</b>	33160
<b>Floor #:</b>	22nd / 29	<b>Ref./MLS ID:</b>	A11393167

## MY NOTES