

**\$640,000****2301 Collins Ave, Unit 631**

**Beds:** **1**  
**Baths:** **1**  
**Living Area:** **760 sqft**  
**Neighborhood:** **Miami Beach**

## YOUR AGENT

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

## AMENITIES

<b>Air Conditioning</b>	—	<b>Intracoastal 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>760 sqft</b>	<b>Days on market:</b>	<b>805 days</b>
<b>Maintenance:</b>	<b>N/A</b>	<b>Type:</b>	<b>apartment</b>
<b>Tax:</b>	<b>\$ 6,109</b>	<b>Year Built:</b>	<b>1926</b>
<b>\$ /sqft:</b>	<b>\$ 842</b>	<b>Unit #:</b>	<b>631</b>
<b>Half Bath/WC:</b>	<b>—</b>	<b>Neighborhood:</b>	<b>Miami Beach</b>
<b>Parking Space:</b>	<b>1</b>	<b>Zip Code:</b>	<b>33139</b>
<b>Floor #:</b>	<b>6th / 11</b>	<b>Ref./MLS ID:</b>	<b>A11349560</b>

## MY NOTES