

**\$2,400,000****4401 COLLINS AV, Unit 2604/2**

**Beds:** 2  
**Baths:** 3  
**Living Area:** 1,496 sqft  
**Neighborhood:** Miami Beach

## YOUR AGENT

**Brian Paran**

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## AMENITIES

|                         |   |                       |   |
|-------------------------|---|-----------------------|---|
| <b>Air Conditioning</b> | ✓ | <b>Bay</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>   | 1,496 sqft | <b>Days on market:</b> | 3203 days   |
| <b>Maintenance:</b>   | \$ 1,472   | <b>Type:</b>           | apartment   |
| <b>Tax:</b>           | \$ 21,818  | <b>Year Built:</b>     | 2005        |
| <b>\$ /sqft:</b>      | \$ 1,604   | <b>Unit #:</b>         | 2604/2      |
| <b>Half Bath/WC:</b>  | -          | <b>Neighborhood:</b>   | Miami Beach |
| <b>Parking Space:</b> | 1          | <b>Zip Code:</b>       | 33140       |
| <b>Floor #:</b>       | 26th / 37  | <b>Ref./MLS ID:</b>    | A2153596    |

## MY NOTES