



**\$3,388,000**

## **17475 COLLINS AVE 2502**

<https://miamiluxuryhomes.org>

CHATEAU BEACH CONDO UNIT 2502 UNDIV 0.8988% INT IN COMMON ELEMENTS OFF REC 29720-3594 Incredible protected views from this spacious 25th floor 2 bed + Den condo in the heart of Sunny Isles Beach. 11ft high ceilings 3 marble bathrooms, Wind protected balcony, Maids room with full bathroom and service entrance, 3' x 3' white [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 2102 sq ft

## **Basics**

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Floors:** 32 floors

**Year built:** 2016

**Subdivision Name:** CHATEAU BEACH CONDO

**Type:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area:** 2102 sq ft

**View:** Ocean, Other, Water

**County:** Miami-Dade



## Building Details

**Architectural Style:** HighRise  
**Covered Spaces:** 2  
**Floor covering:** Marble

**Construction Materials:** Block  
**Garage Spaces:** 2

## Amenities & Features

**Pool Features:** Association  
**Security Features:** ElevatorSecured,LobbySecured,FireSprinklerSystem  
**Waterfront Features:** OceanAccess,OceanFront  
**Cooling:** CentralAir  
**Heating:** Central  
**Appliances:** BuiltInOven,Dryer,Dishwasher,Disposal,Microwave,Refrigerator,Washer

**Parking Features:** TwoOrMoreSpaces  
**Association Amenities:** BikeStorage,Clubhouse,FitnessCenter,Barbecue,PicnicArea,Pool,Sauna,SpaHotTub  
**Window Features:** ImpactGlass  
**Exterior Features:** None  
**Interior Features:** BedroomOnMainLevel,HighCeilings

## Expenses, Fees & Taxes

**Association Fee:** \$4,131

**Tax Annual Amount:** \$32,688

**Tax Year:** 2025

## Miscellaneous

**Association Fee Frequency:** Monthly  
**Listing Terms:** Cash,Conventional,Exchange1031

**List Office Name:** Compass Florida, LLC

