

\$5,400,000

2200 S OCEAN LN 2609/2610

<https://miamiluxuryhomes.org>

POINT OF AMERICAS PHASE II CONDO UNIT 2609 & 2610 PER CDO
BK/PG: 4097/424 Experience ultra-luxury living at Fort Lauderdale
Beach's most coveted, serene SE beach. This 4BR/4BA double
unit offers unparalleled ocean, intracoastal, and inlet views,
delivering a quintessential modern coastal lifestyle with timeless
refinement. Designed by renowned Vincenzo Avanzato, the space
embodies superb [...]

- 4 beds
- 4 baths
- Condominium
- Residential
- Active
- 3644 sq ft



Basics

Category: Residential
Status: Active
Bathrooms: 4 baths
Floors: 31 floors
Year built: 1971
View: Intercoastal,Ocean
County: Broward

Type: Condominium
Bedrooms: 4 beds
Half baths: 0 half baths
Area: 3644 sq ft
Property Condition: UpdatedRemodeled
Subdivision Name: POINT OF AMERICAS PHASE II

Building Details

Architectural Style: HighRise
Foundation Details: Raised
Floor covering: Marble

Covered Spaces: 2
Garage Spaces: 2

Amenities & Features

Parking Features: Attached, Garage, TwoOrMoreSpaces

Security Features: ElevatorSecured, LobbySecured, SecurityGuard

Patio & Porch Features: Balcony, Open

Association Amenities: FitnessCenter, Sauna, Elevators

Waterfront Features: IntracoastalAccess, OceanFront

Utilities: CableAvailable

Window Features: Blinds, ImpactGlass

Cooling: CentralAir

Exterior Features: Balcony, SecurityHighImpactDoors

Furnished: Furnished

Heating: Central

Interior Features:

Appliances:
Dryer, Dishwasher, ElectricRange, Microwave, Refrigerator, Washer

Bidet, BuiltInFeatures, BedroomOnMainLevel, BreakfastArea, ClosetCabinetry, DiningArea, SeparateFormalDiningRoom, DualSinks, KitchenDiningCombo, SittingAreaInPrimary, SplitBedrooms, SeparateShower, WalkInClosets, Elevator

Expenses, Fees & Taxes

Association Fee: \$4,500

Tax Annual Amount: \$42,858

Tax Year: 2025

Miscellaneous

Association Fee Frequency: Monthly **List Office Name:** Douglas Elliman

Listing Terms: Cash, Conventional

