



**\$4,150,000**

## **245 ATLANTIC AVE SUNNY ISLES BEACH FL 33160**

<https://miamiluxuryhomes.org>

Rarely available boater's dream in Sunny Isles Beach. Atlantic Isle, a secluded island on the south end of Sunny Isles Beach within walking distance to the beach. The Homeowner Association has deed beach access across Collins Av. Build your dream home. Architectural plans available for a 5/5 modern, elegant home to enjoy and entertain.

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 2036 sq ft

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### **Basics**

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 1968

**Lot Size Units:** Square Feet

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 2036 sq ft



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## Property Features

**Community Features:** Home Owners Association, Other

**Interior Features:** Breakfast Bar, Dual Sinks, First Floor Entry, Living/Dining Room, Main Level Primary, Split Bedrooms

**Pool Features:** None

**Parking Features:** Attached, Circular Driveway, Covered, Driveway, Garage

**Architectural Style:** Detached, One Story

**Cooling:** Central Air

**Covered Spaces:** 1

**Frontage Length:** 58

**Garage Spaces:** 1

**Heating:** Electric

**Pets Allowed:** Conditional, Yes

**View:** Canal, Water

**Patio and Porch Features:** Open, Patio, Porch

**Waterfront Y/N:** 1

**Attached Garage Y/N:** 1

**Utilities:** Cable Available

**Exterior Features:** Porch, Patio, Room For Pool, Storm/Security Shutters

**Waterfront Features:** Canal Front, No Fixed Bridges, Ocean Access, Seawall

**Lot Features:** < 1/4 Acre

**Appliances:** Dishwasher, Electric Range, Electric Water Heater, Refrigerator, Washer

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Carpet, Tile

**Furnished:** Unfurnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**Sewer:** Public Sewer

**View Y/N:** 1

**Roof:** Flat, Tile

**Water Source:** Public

**Stories:** 1

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## Property details

**Total Building Area:** 2774

**Disclosures:** Flood Plain Disclosure

**Lot Size Square Feet:** 9233

**Possession:** Closing & Funding

**Direction Faces:** South

**Subdivision Name:** ATLANTIC ISLAND

**Parcel Number:** 31-22-14-003-0180

**Lot Size Area:** 9233

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## Location Details



**County Or Parish:** Miami-Dade County **Directions:** From Collins Av go West on Atlantic Isles.  
The home will be on your right hand side

**Zoning Description:** 0100

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## Fees & Taxes

**Tax Annual Amount:** 26845

**Tax Year:** 2022

**Tax Legal Description:** ATLANTIC ISLAND PB 34-17 LOTS 23 & 24 &  
PROPR INT IN PT LOT 96 PB 5-35 PER DB 3887-597 PR ADD 245 ATLANTIC  
AVE LOT SIZE SITE VALUE F/A/U 30-

**Association Fee:**  
600

**Association Fee Frequency:** Annually

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## Miscellaneous

**Public Survey Township:** 31

**Public  
Survey  
Section:** 14

**Syndication Remarks:** Rarely available boater's dream in Sunny Isles Beach.  
Atlantic Isle, a secluded island on the south end of Sunny Isles Beach

**Year Built  
Details:**  
Resale

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11077005>

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## Courtesy of

**Office Name:** GRG Intl. Properties LLC

