



**\$5,950,000**

## **262 189TH TER**

<https://miamiluxuryhomes.org>

OCEAN BLVD ESTS SEC A PB 48-39 LOT 9 BLK 9 LOT SIZE 75.000  
X 100 F/A/U 30-2202-007-0190 OR 20820-4085 11 2002 1 BRAND  
NEW BUILD MODERN ESTATE IN THE HEART OF SUNNY ISLES  
BEACH! Offered Turn-Key Furnished by Artefacto! Modern  
Tropical Oasis Lined with Lush Landscaping Encompassing 5  
Bedrooms + 5 Baths + Powder [...]

- 5 beds
- 6 baths
- SingleFamilyResidence
- Residential
- Active
- 4140 sq ft

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## **Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 6 baths  
**Floors:** 2 floors  
**Lot size:** 7500, 7500 sq ft  
**View:** None  
**County:** Miami-Dade

**Type:** SingleFamilyResidence  
**Bedrooms:** 5 beds  
**Half baths:** 1 half bath  
**Area:** 4140 sq ft  
**Year built:** 2025  
**Subdivision Name:** OCEAN BLVD ESTATES SEC A

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## Building Details

**Water Source:** Public  
**Lot Features:** LessThanQuarterAcre  
**Construction Materials:** Block  
**Garage Spaces:** 2  
**Floor covering:** Marble

**Architectural Style:** TwoStory  
**Sewer:** PublicSewer  
**Covered Spaces:** 2  
**Levels:** Two

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## Amenities & Features

**Pool Features:** InGround,Pool  
**Patio & Porch Features:** Open,Porch  
**Cooling:** CentralAir  
**Furnished:** Unfurnished  
**Interior Features:**  
FirstFloorEntry,UpperLevelPrimary

**Parking Features:**  
Attached,Driveway,Garage  
**Roof:** Concrete  
**Exterior Features:** Porch  
**Heating:** Central  
**Appliances:** None

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## Expenses, Fees & Taxes

**Tax Annual Amount:** \$14,961

**Tax Year:** 2023



## Miscellaneous

**List Office Name:** Luxe Living Realty

**Community Features:** Sidewalks

**Listing Terms:** Cash, Conventional

**Direction Faces:** North

