



**\$3,499,000**

## **2711 S OCEAN DR 3404**

<https://miamiluxuryhomes.org>

2711 HOLLYWOOD BEACH CONDO UNIT 3404 PER CDO CIN #108804254 Stunning high-floor oceanfront residence in Trump Hollywood! This custom-designed 34th-floor unit (04 line) spans 3,395 S.F., featuring 3 bedrooms, 3.5 bathrooms, and a modern flow-through layout with breathtaking sunrise and sunset views. High-end finishes include wood and limestone floors with contemporary fixtures. Enjoy 5-star amenities: [...]

- 3 beds
- 4 baths
- Condominium
- Residential
- Active
- 3395 sq ft

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Floors:** 41 floors

**Year built:** 2009

**Subdivision Name:** 2711 HOLLYWOOD BEACH COND

**Type:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area:** 3395 sq ft

**View:** Bay, Intercoastal, Ocean

**County:** Broward

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## Building Details

**Architectural Style:** HighRise

**Covered Spaces:** 2

**Floor covering:** Other, Wood

**Construction Materials:** Block

**Garage Spaces:** 2

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## Amenities & Features

**Pool Features:** Heated

**Security Features:** DoorMan, ElevatorSecured, SecuredGarageParking, FireSprinklerSystem, SmokeDetectors

**Association Amenities:** BeachRights, BasketballCourt, BilliardRoom, BikeStorage, BusinessCenter, Cabana, Clubhouse, FitnessCenter, Library, Pool, Sauna, SpaHotTub, TennisCourts, Elevators

**Window Features:** ImpactGlass

**Exterior Features:** Balcony, SecurityHighImpactDoors

**Interior Features:** WetBar, BuiltInFeatures, BedroomOnMainLevel, ClosetCabinetry, FirstFloorEntry, HighCeilings, MainLivingAreaEntryLevel, SittingAreaInPrimary

**Appliances:** Dryer, Dishwasher, Disposal, Microwave, Refrigerator, SelfCleaningOven

**Parking Features:** Assigned, Attached, Covered, Garage, TwoOrMoreSpaces

**Patio & Porch Features:** Balcony, Open

**Waterfront Features:** OceanFront

**Cooling:** CentralAir, Electric

**Heating:** Central, Electric

**Laundry Features:** LaundryTub

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## Expenses, Fees & Taxes

**Association Fee:** \$3,605

**Tax Annual Amount:** \$48,345

**Tax Year:** 2022

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## Miscellaneous

**Association Fee Frequency:** Monthly **List Office Name:** The Brokerage South Florida Real Estate, LLC.

**Listing Terms:** Cash, Conventional

