



**\$6,990,000**

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

<https://miamiluxuryhomes.org>

Luxury waterfront home located in the exclusive Atlantic Island community, a 54-home island in Sunny Isles Beach, just steps away from the ocean. Residents have access to a gated beach area. This Mediterranean-style residence offers approx. 5,200 sq. ft. of living space on a 14,248 sq. ft. lot with bright open interiors and impressive 22-foot [...]

- 6 beds
- 6 baths
- Single Family Residence
- Residential
- Active
- 4871 sq ft

### **Basics**

**Bathrooms Full:** 6

**Category:** Residential

**Status:** Active

**Bathrooms:** 6 baths

**Year built:** 2006

**Lot Size Units:** Square Feet

**Type:** Single Family Residence

**Bedrooms:** 6 beds

**Area:** 4871 sq ft



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## Property Features

**Community Features:** Boat Facilities,Bar/Lounge

**Interior Features:** Built-in Features,Bedroom on Main Level,Entrance Foyer,First Floor Entry,High Ceilings,Kitchen Island,Bar,Elevator

**Waterfront Features:** Canal Front,Intracoastal Access,No Fixed Bridges

**Lot Features:** 1/4 to 1/2 Acre Lot

**Appliances:** Dryer,Disposal,Microwave,Self Cleaning Oven

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Marble

**Garage Spaces:** 2

**Heating:** Central,Electric

**Sewer:** Public Sewer

**View Y/N:** 1

**Waterfront Y/N:** 1

**Stories:** 2

**Exterior Features:** Security/High Impact Doors,Outdoor Grill

**Laundry Features:** Washer Hookup,Dryer Hookup

**Pool Features:** In Ground,Pool

**Parking Features:** Circular Driveway,Driveway,Paver Block,Garage Door Opener

**Architectural Style:** Two Story

**Cooling:** Central Air,Ceiling Fan(s),Electric

**Covered Spaces:** 2

**Frontage Length:** 90

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Canal,Intercoastal

**Roof:** Barrel

**Water Source:** Public

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## Property details

**Total Building Area:** 6702

**Subdivision Name:** ATLANTIC ISLAND

**Parcel Number:** 31-22-14-003-0620

**Lot Size Area:** 14248

**Direction Faces:** Northeast

**Lot Size Square Feet:** 14248

**Possession:** Close Of Escrow

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## Location Details



Fees & Taxes

Tax Annual Amount: 74628

Tax Year:  
2023

Tax Legal Description: ATLANTIC ISLAND PB 34-17 LOTS 84 THRU 86 & PROP INT  
IN PT OF LOT 96 PB 5-35 PER DB 3887-597 LOT SIZE 14248 SQ FT F/A/U  
30-2214-003-0620 OR 1

Miscellaneous

Public Survey Township: 31

Public  
Survey  
Section:  
14

Syndication Remarks: Welcome to this exquisite waterfront luxury home located in the  
exclusive Atlantic Isle community.

Year  
Built  
Details:  
Unknown

Virtual Tour URL:  
[https://drive.google.com/file/d/1FgOSEoiuy-Me1s3iKhkFBwLSi9bdm3Py/view?usp=drive\\_link](https://drive.google.com/file/d/1FgOSEoiuy-Me1s3iKhkFBwLSi9bdm3Py/view?usp=drive_link)

Courtesy of

Office Name: Fortune Christie's International Real Estate

