



**\$2,500,000**

## **3501 N OCEAN DR 4G**

<https://miamiluxuryhomes.org>

VILLAS OF POSITANO CONDO UNIT 4G PER CDO BK/PG:  
44193/1014 This luxury 2 Bedroom PLUS DEN with 2.5 Bathrooms  
condo has the BEST, PRIVILEGE and PRIVATE NORTH SIDE  
location of this STUNNING MEDITERRANEAN BOUTIQUE building  
on the Beach, with AMAZING, UNIQUE, PRIVATE, and  
UNOBSTRUCTED panoramic views of the OCEAN, BEACH, PARK  
and INTRACOASTAL. You can [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 2935 sq ft

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## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Floors:** 10 floors

**Year built:** 2006

**Subdivision Name:** VILLAS OF POSITANO CONDO

**Type:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 1 half bath

**Area:** 2935 sq ft

**View:** Garden, Intercoastal, Ocean

**County:** Broward

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## Building Details

**Architectural Style:** HighRise

**Covered Spaces:** 2

**Floor covering:** Marble

**Construction Materials:** Block

**Garage Spaces:** 2

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## Amenities & Features

**Pool Features:** Association, Heated

**Security Features:**

ElevatorSecured, LobbySecured, SecurityGuard

**Association Amenities:** FitnessCenter, Pool

**Utilities:** CableAvailable

**Exterior Features:**

Balcony, SecurityHighImpactDoors

**Interior Features:**

BuiltInFeatures, BedroomOnMainLevel, ClosetCabinetry

**Parking Features:**

Assigned, Covered, Detached, Garage, TwoOrMoreSpaces

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

**Waterfront Features:** OceanFront

**Cooling:** CentralAir

**Heating:** Central

**Appliances:**

Dishwasher, Disposal, Microwave, Refrigerator

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## Expenses, Fees & Taxes

**Association Fee:** \$3,398

**Tax Year:** 2023

**Tax Annual Amount:** \$35,243

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## Miscellaneous



**Association Fee Frequency:** Monthly **List Office Name:** Dezer Platinum Realty LLC

**Listing Terms:** Cash,Conventional

