



A11708507 © Miami MLS® 2024

**\$5,499,000**

## 3501 N OCEAN DR PH4

<https://miamiluxuryhomes.org>

VILLAS OF POSITANO CONDO UNIT PH4 PER CDO BK/PG:  
44193/1014 Enjoy beachfront paradise at Villas of Positano! This stunning 2-story penthouse designed by Steven G offers 4,798sf of luxury living. With 4 beds, 3 full baths, 2 half baths, this southeast corner residence is the epitome of coastal elegance. The open floor plan with 21' [...]

- 4 beds
- 5 baths
- Condominium
- Residential
- Active
- 4798 sq ft

## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 5 baths

**Floors:** 2, 11 floors

**Year built:** 2006

**Subdivision Name:** VILLAS OF POSITANO CONDO

**Type:** Condominium

**Bedrooms:** 4 beds

**Half baths:** 2 half baths

**Area:** 4798 sq ft

**View:** City, Intercoastal, Ocean

**County:** Broward



# Building Details

**Architectural Style:** Penthouse

**Covered Spaces:** 2

**Garage Spaces:** 2

**Floor covering:** Marble

**Construction Materials:** Stucco

**Foundation Details:** PillarPostPier,Slab

**Levels:** Two

## Amenities & Features

<b>Pool Features:</b> Heated	<b>Parking Features:</b> Deeded,TwoOrMoreSpaces,Valet
<b>Security Features:</b> ElevatorSecured,SecuredGarageParking,SecurityGuard,SmokeDetectors	<b>Patio &amp; Porch Features:</b> Balcony,Open
<b>Accessibility Features:</b> AccessibleElevatorInstalled	<b>Association Amenities:</b> BikeStorage,Clubhouse,CommunityKitchen,FitnessCenter,Barbecue,PicnicArea,Pool,Sauna,SpaHotTub,Trash
<b>Waterfront Features:</b> OceanFront	<b>Window Features:</b> Blinds,ImpactGlass
<b>Cooling:</b> CentralAir,CeilingFans,Electric	<b>Exterior Features:</b> Awnings,Balcony,SecurityHighImpactDoors
<b>Heating:</b> Central,Electric	<b>Interior Features:</b> WetBar,BreakfastBar,Bidet,ConvertibleBedroom,ClosetCabinetry,EntranceFoyer,EatInKitchen,Elevator,FirstFloorEntry,JettedTub,LivingDiningRoom,MainLevelPrimary,MainLivingAreaEntryLevel,Pantry,SeparateShower,Loft,Bar
<b>Laundry Features:</b> LaundryTub	<b>Appliances:</b> Dryer,Dishwasher,ElectricWaterHeater,Disposal,GasRange,Microwave,Refrigerator,SelfCleaningOven,Washer

# Expenses, Fees & Taxes

**Association Fee:** \$5,504

**Tax Annual Amount:** \$57,869

**Tax Year:** 2024

# Miscellaneous

**Association Fee Frequency:** Monthly

**Listing Terms:** Cash,Conventional

**List Office Name:** Compass Florida, LLC

**Direction Faces:** Southeast

