



A11856427 © Miami MLS® 2025

\$2,099,000

5757 COLLINS AVE 1605

<https://miamiluxuryhomes.org>

L'EXCELLENCE CONDO UNIT 1605 UNDIV 0.009267% INT IN
COMMON ELEMENTS OFF REC 14898-1421 OR 17416-0136 1096
1 COC 24032-1660 12 2005 1 Stunning 1,980 SQFT, 3-bedroom,
2.5-bathroom condo, offering unobstructed east-ocean views.

This fully remodeled residence showcases luxurious 36"x
36"marble flooring with soundproofing, a modern custom-
designed kitchen, brand-new JennAir appliances, and elegant new
electric shades [...]

- 3 beds
- 3 baths
- Condominium
- Residential
- Active
- 1980 sq ft

Basics



Category: Residential

Status: Active

Bathrooms: 3 baths

Floors: 24 floors

Year built: 1991

Subdivision Name: LEXCELLENCE CONDO

Type: Condominium

Bedrooms: 3 beds

Half baths: 1 half bath

Area: 1980 sq ft

View: Ocean

County: Miami-Dade

Building Details

Architectural Style: HighRise

Covered Spaces: 1

Garage Spaces: 1

Construction Materials: Block

Fencing: Wall

Floor covering: Marble

Amenities & Features

Parking Features: Attached, Garage, OneSpace, Valet

Association Amenities:
FitnessCenter, Barbecue, PicnicArea, SpaHotTub, Trash, Elevators

Utilities: CableAvailable

Exterior Features: Other

Heating: Central

Appliances:

BuithnOven, Dryer, Dishwasher, ElectricRange, Disposal, Microwave, Refrigerator

Security Features: DoorMan, Intercom

Waterfront Features: OceanAccess, OceanFront

Cooling: CentralAir

Furnished: Unfurnished

Interior Features:

BedroomOnMainLevel, DualSinks, FirstFloorEntry, LivingDiningRoom, MainLivingAreaEntryLevel, Elevator

Nearby Schools

Middle Or Junior School: Nautilus

Elementary School: North Beach

High School: Miami Beach

Expenses, Fees & Taxes

Association Fee: \$2,605

Tax Annual Amount: \$22,356

Tax Year: 2024



Miscellaneous

Association Fee Frequency: Monthly

Listing Terms: Conventional

List Office Name: Coldwell Banker Realty

Direction Faces: East

