### **5757 COLLINS AVE PH-4**

https://miamiluxuryhomes.org

L'EXCELLENCE CONDO UNIT PH-4 UNDIV 0.009267% INT IN COMMON ELEMENTS OFF REC 14898-1421 OR 15988-2188 0693 1 Create your dream penthouse in the sky, an oceanfront opportunity with breathtaking views & endless potential. Welcome to PH4 at L'Excellence a well-maintained resort-style property. This rare 4-bed, 6-bath penthouse offers expansive open living spaces, marble flooring, a [...]

### **Basics**

# \$7,800,000

- 4 heds
- 7 haths
- Condominium
- Residentia
- Active
- 6870 sq ft



Category: Residential

Status: Active

Bathrooms: 7 baths

Floors: 24 floors

Year built: 1991

**Subdivision Name: LEXCELLENCE CONDO** 

Type: Condominium Bedrooms: 4 beds

Half baths: 1 half bath

Area: 6870 sq ft

View: Ocean, Water

County: Miami-Dade

## **Building Details**

Architectural Style: HighRise, Penthouse Construction Materials: Other

**Covered Spaces: 12 Garage Spaces:** 12

Floor covering: Carpet, Marble

#### **Amenities & Features**

Pool Features: Association

 $\textbf{Security Features:} \ \mathsf{DoorMan,ElevatorSecured,LobbySecured}$ 

 $\textbf{Association Amenities:} \ \textbf{BilliardRoom,Cabana,Elevators,FitnessCenter,Playground,Pooling} \\ \textbf{Association Amenities:} \ \textbf{Association Amenities:} \$ 

Window Features: Drapes, Sliding, Skylights

Exterior Features: Balcony,Patio

Parking Features: Guest,TwoOrMoreSpaces,Valet

Patio & Porch Features: Balcony,Open,Patio Waterfront Features: OceanAccess,OceanFront

Cooling: CentralAir Heating: Central

Interior Features:

Appliances:
WetBar, Bidet, BuiltIn Features, Closet Cabinetry, Dining Area, Separate Formal Dining Room, Kitchen Island, Kitchen Dining Combo, Main Living Area Entry Level, Pantry, Sitting Area In Primary, Skylights, Separate Shower, Elevator Dryer, Dishwasher, Microwave, Refrigerator, Washer

### **Nearby Schools**

Middle Or Junior School: Nautilus **Elementary School:** North Beach

High School: Miami Beach

## **Expenses, Fees & Taxes**

Tax Annual Amount: \$52,127 **Tax Year: 2024** 

# Miscellaneous



**Association Fee Frequency:** Monthly **List Office Name:** Coldwell Banker Realty

**Listing Terms:** Cash **Direction Faces:** East

