



Price: \$620,000

MLS Number: RX-11070654

Condo

5440 Ocean Drive Unit 206, Singer Island, Florida 33404 USA

Beds: 2

Baths: 2

Taxes: \$11,133

Living Area: 1,400	Unit: 206	Total Units: 112
HOA Fees: \$1,297	Waterfront: YES	Year Built: 1974
Community: AQUARIUS CONDO	Subdivision: AQUARIUS CONDO	

ABOUT THIS PROPERTY

Direct oceanfront 2 BR, 2BA condo, corner unit w/wrap around balcony & impact glass, ocean view from all living areas & bedrooms, quartz, Italian marble backsplash, dishwasher only used twice, Frigidaire appliances, walk-in pantry. Light & bright, tile throughout on each floor. Aug 2024 commercial grade AC (outside unit). Available furnished, 3 new TVs. Assigned covered parking spot. Showers, grill, seawall, bike storage, paddle board storage, garbage shoot. 5 miles of beach w park access. New roof installed.

FEATURES

Construction:	Concrete Block Stucco
Exterior:	Balcony
Financial:	Lease Option
Flooring:	Tile Flooring
Heat/Cool:	Central Air Conditioning, Central Heat
Inclusions:	Electric Range and Oven, Stove, Microwave Oven, Cooktop Range, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Range and Oven
Interior:	Pantry, Walk-in Closet(s), Fire Sprinkler System
Lot:	Corner Lot
Parking:	Assigned Parking
Rooms:	Living/dining Room Combination
Scenery:	Ocean View, Ocean Frontage, Intra-coastal

PROPERTY
LOCATION



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