



**Price: \$510,000**

**MLS Number: A11912793**

**Condo / Town Home**

**1621 Collins Ave Unit 405, Miami Beach, Florida 33139 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 874**

**Unit: 405**

**HOA Fees: \$4,204**

**Waterfront: YES**

**Year Built: 1980**

**Community: THE GEORGIAN CONDO**

**Subdivision: THE GEORGIAN CONDO**

## ABOUT THIS PROPERTY

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BUILDING PASSED 40 YEARS CERTIFICATION ! NO SPECIAL ASSESSMENT ARE DUE. 2 bedroom 2 baths oceanfront unit with direct beach and boardwalk access. Quiet, secured boutique building with lobby & 24 hrs. security. Prime location ! Enjoy walking to Lincoln Road, restaurants and shops. Unit features high Impact windows & doors, 2 year old A/C NEW titan water heater. Same tile throughout. Needs some TLC but excellent opportunity to update to your own taste. Partial ocean view and city view from balcony. Maintenance includes secured lobby w/ 24 hr. security, full ammenities, insurance, basic cable, water, covered parking, storage, free chairs & umbrellas! Easy to show. Call LA.

# PROPERTY LOCATION

Image



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