

Image

**Price: \$2,500,000****MLS Number: A11947251****Condo / Town Home****9559 Collins Ave Unit S4-E, Surfside, Florida 33154 USA****Beds:** 3**Baths:** 2**Half Baths:** 1**Living Area:** 2,210**Unit:** S4-E**HOA Fees:** \$3,110**Waterfront:** YES**Year Built:** 2001**Community:** SOLIMAR CONDO**Subdivision:** SOLIMAR CONDO**Elementary School:** Ruth K. Broad Bay Harbor K-8**Junior High:** Nautilus**High School:** Miami Beach

## ABOUT THIS PROPERTY

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Spanning over 2,200 square feet, the unit has been fully renovated and features an open-concept layout with floor-to-ceiling windows and a deep, wrap-around balcony that captures direct views of the ocean and the pool deck. Built in 2002, the spacious and well designed home features a European kitchen with an Island designed by Leicht and equipped with Liebner and Bosh appliances, including a wine cooler. The Unit is equipped with Hurricane impact windows offering superior storm protection, enhanced security and exceptional sound insulation with no shutters required. The residence is accessible via a private elevator foyer including a separate service entry. Solimar is a full-service building, residents have access to well-maintained amenities including a heated pool, all inclusive beach service, a fitness center, and valet parking. Ideally located just minutes from Bal Harbour Shops and Boutiques, cafes and restaurants of Harding Avenue and in close proximity to the houses of worship, the residence offers a perfect balance of luxury and everyday convenience making it well suited for full time or seasonal living with a premier oceanfront address. Unique opportunity not to be missed for a discerning buyer.

# PROPERTY LOCATION

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