



**Price: \$350,000**

**MLS Number: A11995144**

**Condo / Town Home**

**301 174th St Unit 2217, Sunny Isles Beach, Florida 33160 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 1,488**

**Unit: 2217**

**HOA Fees: \$644**

**Waterfront: YES**

**Year Built: 1976**

**Community: WINSTON TOWERS 500 CONDO**

**Subdivision: WINSTON TOWERS 500 CONDO**

**Elementary School: Norman S. Edelcup K-8**

**Junior High: Highland Oaks**

## ABOUT THIS PROPERTY

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Experience a slice of paradise at an unbeatable price for your new home. This unit boasts stunning views of the bay, intercoastal waters, and the ocean. It features a spacious split floor plan and is in excellent condition, with a total area of 1,488 square feet. Enjoy your mornings on a generously sized balcony with breathtaking sunrise views. Enjoy the benefits of a brand-new pool, along with newly constructed tennis and pickleball courts. The pool deck provides breathtaking views of the Sunny Isles Beach skyline, bay, and intercoastal waterway. The building has undergone significant upgrades, including a new roof completed in 2026, elevators finished in 2024, and a fire alarm system installed in 2023. All major renovations have been completed, and all current special assessments have already been paid. The building offers a small little park where you can sit and read a book, watch the boats/sailboats go by. Game room, Gym, multi-function room. Doggie park across the street and very safe area for anyone. You can go for a nice walk at night and enjoy the cool breeze. There are numerous restaurants, CVS and Walgreens locations, Marshalls, gyms, two Starbucks, and two major supermarkets in the area. Sunny Isles Beach offers a variety of attractions, including the beach, Aventura Mall, and Bal Harbour Mall. Both airports are conveniently located 30 to 45 minutes away. Downtown Miami is just 30 minutes away, and Brickell is 45 minutes away.

# PROPERTY LOCATION

Image



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