

A11402510 © Miami MLS® 2023



**\$1,890,000**

## **19955 NE 38TH CT 1905 AVENTURA FL 33180**

<https://miamirealestateinc.com>

Stunning and meticulous, this unit offers sweeping views of the Atlantic Ocean, Intracoastal, and Golden Beach. Views with Personality. Limestone floors lead the way to a split floor plan. Beautiful built-ins and a bar complete the living room and dining room areas. The oversized terraces are like having a second living room outdoors. This unit [...]

- 2 beds
- 4 baths
- Condominium
- Residential
- Active
- 2390 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 2390 sq ft

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Year built:** 2000



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## Rooms & Units Description

**Unit Number:** 1905

**Number of Units in the Community:** 364

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## Location Details

**County Or Parish:** Miami-Dade County

**Elementary School:** Aventura Waterways

**Middle/Junior School:** Highland Oaks

**High School:** Michael Krop

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## Property details

**Total Building Area:** 2390

**Direction Faces:** East

**Disclosures:** Seller Disclosure

**Subdivision Name:** TOWERS OF PORTO VITA-SOUT

**Parcel Number:** 28-12-35-078-1210 **Possession:** Closing & Funding

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## Property Features



**Door Features:** French Doors

**Interior Features:** Bidet,Built-in Features,Bedroom on Main Level,Closet Cabinetry,Entrance Foyer,Eat-in Kitchen,French Door(s)/Atrium Door(s),First Floor Entry,Jetted Tub,Kitchen Island,Living/Dining Room,Main Living Area Entry Level,Sitting Area in Primary,Separate Shower,Bar

**Window Features:** Sliding

**Parking Features:** Attached,Deeded,Garage,One Space,Valet

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Carpet,Other

**Garage Spaces:** 1

**Heating:** Central,Electric

**Pets Allowed:** Size Limit,Yes

**Entry Level:** 19

**Patio and Porch Features:** Balcony,Open

**Waterfront Y/N:** 1

**Stories Total:** 30

**Exterior Features:** Balcony

**Waterfront Features:** Intracoastal Access,Seawall

**Pool Features:** Association,Heated

**Appliances:** Built-In Oven,Dryer,Dishwasher,Electric Range,Disposal,Gas Range,Microwave,Refrigerator,Self Cleaning Oven,Washer

**Association Amenities:** Basketball Court,Bike Storage,Clubhouse,Fitness Center,Barbecue,Picnic Area,Playground,Pool,Sauna,Spa/Hot Tub,Tennis Court(s),Elevator(s)

**Cooling:** Central Air,Electric

**Covered Spaces:** 1

**Furnished:** Unfurnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Intercoastal,Ocean,Pool

**Entry Location:** 19

**Property Attached Y/N:** 1

**Attached Garage Y/N:** 1

**Utilities:** Cable Available

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## Miscellaneous

**Public Survey Township:** 28

**Public Survey Section:** 35

**Syndication Remarks:** Fabulous Chic, sweeping Ocean views, and stunning finishes in this 2400 sq. ft. 2/2.5 unit for under \$1.9M High floor in Porto Vita's south tower.

**Year Built Details:** Resale

**Virtual Tour URL:** <https://tours.swift-pix.com/e/4tTzY7z>



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## Fees & Taxes

**Tax Annual Amount:** 12512

**Tax Year:** 2022

**Tax Legal Description:**

TOWERS OF PORTO VITA-  
SOUTH TOWER CONDO UNIT  
1905 UNDIV 0.5012 INT IN  
COMMON ELEMENTS OFF REC  
18979-3338 OR 20182-1101  
0102 5

**Association Fee:** 6640

**Association Fee Frequency:**  
Quarterly

**Association Fee Includes:** Association  
Management,Amenities,Cable TV,HVAC,Hot  
Water,Insurance,Legal/Accounting,Maintenance  
Grounds,Parking,Pest Control,Reserve Fund,Security

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## Courtesy of

**Office Name:** Compass Florida, LLC

