



\$2,500,000

1995 NE 38TH CT 904 AVENTURA FL 33180

<https://miamirealestateinc.com>

A private entrance foyer leads you into a spacious condo with views of the ocean, intercoastal and the sun throwing off sparkles on the water. As the sun goes down, our famous Miami Sunsets will leave you wondering which view is the better view from this flow-through unit. Together with that choice, you have 3300 [...]

- 3 beds
- 5 baths
- Condominium
- Residential
- Active
- 3320 sq ft

Basics

Bathrooms Half: 1

Lot Size Units: Square Feet

Type: Condominium

Bedrooms: 3 beds

Area: 3320 sq ft

Bathrooms Full: 4

Category: Residential

Status: Active

Bathrooms: 5 baths

Year built: 2000



Rooms & Units Description

Unit Number: 904

Number of Units in the Community: 365

Location Details

County Or Parish: Miami-Dade County

Elementary School: Aventura Waterways

Middle/Junior School: Highland Oaks

High School: Michael Krop

Property details

Total Building Area: 3320

Subdivision Name: TOWERS OF PORTO VITA-SOUT

Parcel Number: 28-12-35-078-0850 **Possession:** Closing & Funding

Property Features



Exterior Features: Balcony

Waterfront Features: Intracoastal Access

Parking Features: Attached, Garage, Guest, One Space, Valet

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

Association Amenities: Basketball Court, Bike Storage, Clubhouse, Other, Playground, Pickleball, Pool, Sauna, Spa/Hot Tub, Tennis Court(s), Elevator(s)

Cooling: Central Air, Ceiling Fan(s), Electric

Covered Spaces: 1112

Furnished: Unfurnished

Heating: Central, Electric

Pets Allowed: Conditional, Yes

View Y/N: 1

Entry Location: 9

Property Attached Y/N: 1

Attached Garage Y/N: 1

Utilities: Cable Available

Interior Features:

Bidet, Built-in Features, Bedroom on Main Level, Breakfast Area, Entrance Foyer, Eat-in Kitchen, Elevator, Jetted Tub, Kitchen Island, Living/Dining Room, Sitting Area in Primary, Separate Shower, Walk-In Closet(s), Bar

Pool Features: Heated

Security Features: Door Man, Elevator Secured, Lobby Secured

Architectural Style: High Rise

Construction Materials: Block

Cooling Y/N: 1

Flooring: Marble

Garage Y/N: 1

Heating Y/N: 1

View: Golf Course, Garden, Ocean

Entry Level: 9

Patio and Porch Features: Balcony, Open

Waterfront Y/N: 1

Stories Total: 31

Miscellaneous



Public Survey Township: 28

**Public Survey
Section:** 35

Syndication Remarks: Priced at \$2.5M. Don't miss out on this 3300 sq.ft 9th floor apt, in Porto Vita: 3/4.5 with flow thru views. Spa, gym, tennis, pickle, soccer, dining etc

**Year Built
Details:** Resale

Virtual Tour URL: <https://tours.swift-pix.com/e/6mBFhvb>

Fees & Taxes

Tax Annual Amount: 25694

Tax Year: 2023

Tax Legal Description: TOWERS OF PORTO VITA-SOUTH TOWER CONDO UNIT 904 UNDIV 0.6903 INT IN COMMON ELEMENTS OFF REC 18979-3338 OR 20926-4673 11/2002 1

Association Fee: 7419

Association Fee Frequency: Quarterly

Association Fee Includes: Association Management, Common Areas, Cable TV, Internet, Maintenance Grounds, Maintenance Structure, Parking, Pest Control, Reserve Fund, Security, Trash

Courtesy of

Office Name: Compass Florida, LLC

