



**\$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

