

\$3,800,000

## 21025 NE 38TH AVE 81 AVENTURA FL 33180

<https://miamirealestateinc.com>

MODERN ELEGANCE DIRECTLY ON THE INTRACOASTAL AWAITS YOU. FULLY UPDATED COURTYARD HOME FEATURES AWARD WINNING, CUSTOM ATRISITC CONCRETE FLOORS, COUNTERTOPS AND BASEBOARDS. OPEN CONCEPT, IMPORTED, GOURMET KITCHEN OFFERS SPACIOUS COOKTOP ISLAND, PREMIUM APPLIANCES & CUSTOM LIT BACKDROP. CRISP MODERN DETAILS IN EVERY CORNER OF THIS MAGNIFICENT HOME INCLUDING FULLY UPDATED SLEEK BATHS, CUSTOM BUILT INS [...]

- 4 beds
- 4 baths
- Townhouse
- Residential
- Active
- 3200 sq ft

### Basics

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Townhouse

**Bedrooms:** 4 beds

**Area:** 3200 sq ft

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Year built:** 1996



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## Rooms & Units Description

**Unit Number:** 81

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## Location Details

**County Or Parish:** Miami-Dade County **Elementary School:** Aventura Waterways

**High School:** Don Soffer Aventura

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## Property details

**Total Building Area:** 3200

**Direction Faces:** West

**Subdivision Name:** THE COURTYARDS AT THE POI

**Parcel Number:** 28-12-35-067-0530

**Possession:** Closing & Funding

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## Property Features



**Exterior Features:** Barbecue

**Laundry Features:** Laundry Tub

**Pool Features:** Association,Heated

**Appliances:** Built-In  
Oven,Dryer,Dishwasher,Electric Range,Electric  
Water  
Heater,Disposal,Microwave,Refrigerator,Washer

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Concrete

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Intercoastal

**Entry Location:** 1

**Waterfront Y/N:** 1

**Stories Total:** 1

**Interior Features:** Built-in  
Features,Entrance Foyer,Family/Dining  
Room,First Floor Entry,High  
Ceilings,Kitchen Island,Upper Level  
Master,Bay Window

**Waterfront Features:** Intracoastal  
Access

**Parking Features:**  
Attached,Garage,Guest,Two or More  
Spaces

**Association Amenities:**  
Clubhouse,Fitness Center,Hobby  
Room,Barbecue,Other,Picnic  
Area,Playground,Pool,Sauna,Tennis  
Court(s)

**Cooling:** Central Air,Electric

**Covered Spaces:** 3

**Garage Spaces:** 3

**Heating:** Central,Electric

**Pets Allowed:** Conditional,Yes

**Entry Level:** 1

**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:** MODERN ELEGANCE DIRECTLY ON THE INTRACOASTAL  
AWAITS YOU. ENJOY RESORT STYLE COMMUNITY AMENITIES!!!

**Year Built  
Details:**  
Resale

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11213521>

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## Fees & Taxes



**Tax Annual Amount:** 17017

**Tax Year:** 2021

**Tax Legal Description:** THE COURTYARDS AT  
THE POINT CONDO UNIT 81 BLDG 7 UNDIV 1/60  
INT IN COMMON ELEMENTS OFF REC 16528-1143  
OR 19128-1794 0500 1 COC 26196-3781 01

**Association Fee:** 1406

**Association Fee Frequency:** Monthly

**Association Fee Includes:**  
Amenities,Common  
Areas,Pool(s),Recreation Facilities,Security

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## Courtesy of

**Office Name:** One Sotheby's International Realty

