



**\$1,450,000**

## **21050 POINT PL 1404 AVENTURA FL 33180**

<https://miamirealestateinc.com>

Welcome home to the panoramic direct Ocean, intracoastal and skyline views from this corner unit located on the 14th Floor. This 2970+ SQFT, 3 XL bedrooms w/ spacious walk-in closets, primary bedroom closet is oversized & any wardrobe enthusiast dream, 2 oversized balconies, private elevator, private entry foyer, custom tile floors, , 3.5 bathrooms, gourmet [...]

- 3 beds
- 4 baths
- Condominium
- Residential
- Active
- 2970 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 2970 sq ft

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Year built:** 2000



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## Rooms & Units Description

**Unit Number:** 1404

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## Location Details

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

**Elementary School:** Aventura Waterways

**Middle/Junior School:** Aventura Waterways

**High School:** Don Soffer Aventura

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## Property details

**Total Building Area:** 2970

**Subdivision Name:** ATLANTIC III AT THE POINT

**Parcel Number:** 28-12-35-077-0940 **Possession:** Closing & Funding

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## Property Features



**Building Features:** Exterior Lighting

**Interior Features:** Breakfast Bar,Bidet,Built-in Features,Breakfast Area,Closet Cabinetry,Dining Area,Separate/Formal Dining Room,Dual Sinks,Eat-in Kitchen,High Ceilings,Jetted Tub,Split Bedrooms,Separate Shower,Walk-In Closet(s)

**Waterfront Features:** Intracoastal Access,Ocean Front

**Security Features:** Fire Sprinkler System

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Carpet,Tile

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Intercoastal,Ocean

**Entry Level:** 14

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

**Waterfront Y/N:** 1

**Stories Total:** 31

**Exterior Features:** Balcony,Patio,Storm/Security Shutters

**Laundry Features:** Laundry Tub

**Parking Features:** Attached,Covered,Garage,Valet

**Appliances:** Built-In Oven,Dryer,Dishwasher,Electric Range,Disposal,Ice Maker,Microwave,Washer

**Association Amenities:** Clubhouse,Fitness Center,Playground,Tennis Court(s)

**Cooling:** Electric

**Covered Spaces:** 2

**Garage Spaces:** 2

**Heating:** Electric

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 14

**Property Attached Y/N:** 1

**Attached Garage Y/N:** 1

**Utilities:** Cable Available

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## Miscellaneous

**Public Survey Township:** 28

**Syndication Remarks:** Ocean front, intracoastal & 2900+ SQFT, 3 beds, 3.5 baths, 2 XL balconies, private elevator, gourmet chef's kitchen home ready for you to move in!

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11415802>

**Public Survey Section:** 35

**Year Built Details:** Resale



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## Fees & Taxes

**Tax Annual Amount:** 9800

**Tax Year:** 2022

**Tax Legal Description:** ATLANTIC III AT THE POINT CONDO  
UNIT 1404 UNDIV 0.66457069 INT IN COMMON ELEMENTS OFF  
REC 18996-2848 OR 19012-2797 0300 1

**Association Fee:** 2532

**Association Fee Frequency:** Monthly

**Association Fee Includes:**  
Common Areas

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## Courtesy of

**Office Name:** Douglas Elliman

