

#### 21150 POINT PL 2303 AVENTURA FL 33180

https://miamirealestateinc.com

DIRECT OCEAN, INTRACOASTAL & MARINA VIEWS FROM THIS SOPHISTICATED RESIDENCE. FULL EAST TO WEST EXPOSURES WITH ALMOST 3000 SQUARE FEET OF LUXURY. THREE FULL BEDROOMS PLUS OFFICE WHICH CAN BE MADE INTO A FOURTH BEDROOM. LARGE MARBLE FLOORING COMPLIMENT THE QUALITY WOOD WORK, CROWN MOLDING'S & BUILT INS THROUGHOUT. GOURMET EAT IN KITCHEN HAS THERMADOR [...]

- 3 heds
- 4 haths
- Condominium
- Residential
- Active
- 2750 sq ft

### **Basics**

**Bathrooms Half:** 1

Lot Size Units: Square Feet

**Type:** Condominium **Bedrooms: 3** beds

Area: 2750 sq ft

**Bathrooms Full:** 3

Category: Residential

**Status:** Active

Bathrooms: 4 baths

Year built: 1996



# **Rooms & Units Description**

Unit Number: 2303

#### **Location Details**

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

Middle/Junior School: Aventura Waterways High School: Michael Krop

# **Property details**

**Builder Model:** 3 BEDROOM DELUXE **Total Building Area:** 2750

**Subdivision Name:** ATLANTIC II AT THE POINT **Parcel Number:** 28-12-35-070-0820

Possession: Closing & Funding

### **Property Features**



Exterior Features: Balcony Interior Features: Built-in Features, Bedroom on Main

> Level, Breakfast Area, Convertible Bedroom, Closet Cabinetry, Eat-in Kitchen, Pantry, Split Bedrooms

Laundry Features: Laundry Tub Waterfront Features: Intracoastal Access

Window Features: Blinds, Sliding Pool Features: Heated

**Parking Features:** 

**Appliances:** Dryer, Dishwasher, Electric Range, Electric Assigned, Guest, One Space, Valet Water Heater, Disposal, Microwave, Refrigerator, Self Cleaning

Oven, Washer

**Architectural Style:** High Rise Association Amenities: Billiard Room.Marina.Bike

Storage, Clubhouse, Fitness Center, Barbecue, Picnic

**Year Built** 

**Details:** 

Resale

Area, Pool, Sauna, Spa/Hot Tub, Storage, Tennis

Court(s), Trail(s)

**Construction Materials:** Block Cooling: Central Air

Cooling Y/N: 1 **Covered Spaces:** 1

Flooring: Marble **Garage Spaces:** 1

Garage Y/N: 1 **Heating:** Electric

Pets Allowed: Conditional, Yes **Heating Y/N:** 1

View: Intercoastal, Ocean, Water View Y/N: 1

Entry Level: 23 **Entry Location: 23** 

**Patio and Porch Features: Property Attached Y/N:** 1

Balcony, Open

Waterfront Y/N: 1 Stories Total: 30

**Utilities:** Cable Available

#### **Miscellaneous**

**Public Survey Township: 28** Public Survey Section: 35

Syndication Remarks: DIRECT OCEAN, INTRACOASTAL & MARINA VIEWS FROM THIS SOPHISTICATED RESIDENCE. FULL EAST TO WEST EXPOSURES WITH ALMOST 3000 SQUARE FEET OF LUXURY.

Virtual Tour URL: https://www.propertypanorama.com/instaview/mia/A11299900

#### Fees & Taxes



**Tax Annual Amount: 9870** 

Tax Legal Description: ATLANTIC II AT THE POINT CONDO UNIT 2303 UNDIV 0.6647% INT IN COMMON ELEMENTS OFF REC 17345-0162 OR 17427-1366 1096 1

**Tax Year: 2022** 

**Association Fee: 2305** 

**Association Fee Frequency:** Monthly **Association Fee Includes:** Amenities, Common Areas, Cable TV, Insurance, Internet, Maintenance

Structure, Parking, Pest Control, Water

### **Courtesy of**

Office Name: Marina Realty Group

