



**\$1,375,000**

## **21150 POINT PL 2403 AVENTURA FL 33180**

<https://miamirealestateinc.com>

THIS IS IT! SITUATED ON THE 24TH FLOOR OF THE ATLANTIC II AT THE POINT WITH A NEWLY RENOVATED LOBBY. MESMERIZING DIRECT EAST VIEWS & LOVELY SUNSET VIEWS. THIS THREE BEDROOM + DEN WITH 3.5 BATHS IS CONSIDERED A PREMIER LINE IN THE ATLANTIC II. SPACIOUS WITH OVER 2700 SF OF BEAUTY, EAT IN KITCHEN [...]

- 3 beds
- 4 baths
- 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



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## Rooms & Units Description

**Unit Number:** 2403

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## Location Details

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

**Middle/Junior School:** Highland Oaks

**Elementary School:** Aventura Waterways

**High School:** Michael Krop

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## Property details

**Total Building Area:** 2750

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

**Possession:** Close Of Escrow

**Disclosures:** Foreign Seller

**Parcel Number:** 28-12-35-070-0830

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## Property Features



**Exterior Features:** Balcony

**Waterfront Features:** No Fixed Bridges

**Parking Features:** One Space,Valet

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Other

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** City,Intercoastal,Ocean

**Entry Level:** 24

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

**Waterfront Y/N:** 1

**Utilities:** Cable Available

**Interior Features:** Bedroom on Main Level,First Floor Entry,High Ceilings

**Pool Features:** Association,Heated

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

**Association Amenities:** Bike Storage,Fitness Center,Playground,Pool,Tennis Court(s),Trash

**Cooling:** Central Air,Electric

**Covered Spaces:** 1

**Garage Spaces:** 1

**Heating:** Central,Electric

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 24

**Property Attached Y/N:** 1

**Stories Total:** 31

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## Miscellaneous

**Public Survey Township:** 28

**Syndication Remarks:** THIS THREE BEDROOM + DEN CONDO IS LOCATED AT THE POINT OF AVENTURA. INTRACOASTAL & OCEAN VIEWS & BEAUTIFUL SUNSETS. OVER 2700 SF, 3 BEDS. 3.5 BATHS.

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11335917>

**Public Survey Section:** 35

**Year Built Details:** Resale

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## Fees & Taxes



**Tax Annual Amount:** 12704

**Tax Legal Description:** ATLANTIC II AT THE  
POINT CONDO UNIT 2403 UNDIV 0.6647% INT  
IN COMMON ELEMENTS OFF REC 17345-0162  
OR 19135-1460 0500 1

**Association Fee Frequency:** Monthly

**Tax Year:** 2022

**Association Fee:** 2513

**Association Fee Includes:** Amenities,Hot  
Water,Parking,Security,Water

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## Courtesy of

**Office Name:** Cases Realty Group, Inc.

