



A11497501 © Miami MLS® 2023

\$2,450,000

21305 NE 38TH AVE 56 AVENTURA FL 33180

<https://miamirealestateinc.com>

This is an intracoastal WATERFRONT jewel situated at The Point of Aventura. Enjoy this coveted intracoastal townhome with a pool. Recently remodeled, the home features an open kitchen, beautiful marble glass flooring, an elegant glass/wood staircase, and 3 HUGE bedrooms. A LARGE third bedroom can easily be converted into 2 bedrooms to make this a [...]

- 3 beds
- 5 baths
- Townhouse
- Residential
- Active
- 3200 sq ft

Basics

Bathrooms Half: 1

Lot Size Units: Square Feet

Type: Townhouse

Bedrooms: 3 beds

Area: 3200 sq ft

Bathrooms Full: 4

Category: Residential

Status: Active

Bathrooms: 5 baths

Year built: 1995



Rooms & Units Description

Unit Number: 56

Location Details

County Or Parish: Miami-Dade County

High School: Don Soffer Aventura

Property details

Total Building Area: 3200

Disclosures: Owner Is Listing Agent

Subdivision Name: THE COURTYARDS AT THE POI

Parcel Number: 28-12-35-067-0340

Possession: Close Of Escrow, Other

Property Condition: Updated/Remodeled

Property Features



Exterior Features: Fence, Shutters
Electric, Storm/Security Shutters

Waterfront Features: Intracoastal Access

Pool Features: Association

Security Features: Complex
Fenced, Security Guard, Smoke Detector(s)

Association Amenities:

Clubhouse, Community
Kitchen, Pool, Sauna, Spa/Hot Tub, Tennis
Court(s)

Cooling: Central Air, Ceiling Fan(s), Electric

Covered Spaces: 2

Garage Spaces: 2

Heating: Central, Electric

Pets Allowed: Size Limit, Yes

Property Attached Y/N: 1

Attached Garage Y/N: 1

Interior Features: Built-in Features, First Floor
Entry, Living/Dining Room, Upper Level
Primary, Walk-In Closet(s), Attic

Window Features: Blinds

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

Appliances: Built-In
Oven, Dryer, Dishwasher, Electric Water
Heater, Disposal, Refrigerator, Self Cleaning Oven

Construction Materials: Block

Cooling Y/N: 1

Flooring: Ceramic Tile, Marble, Wood

Garage Y/N: 1

Heating Y/N: 1

View: Intercoastal

Waterfront Y/N: 1

Miscellaneous

Public Survey Township: 28

**Public Survey
Section:** 35

Syndication Remarks: INTRACOASTAL POOL HOME TROPICAL BREEZES
MODERN RENAVATED OPEN, SOARING CEILINGS. TENNIS. 3 POOLS FULL
SERIVCE SPA SALON RESTURANT TENNIS CENTER

Year Built Details:
Newly
Updated/Renovated

Virtual Tour URL:

<https://www.propertypanorama.com/instaview/mia/A11497501>

Fees & Taxes



Tax Annual Amount: 16489

Tax Year: 2023

Tax Legal Description: THE COURTYARDS
AT THE POINT CONDO UNIT 56 BLDG 5 UNDIV
1/60 INT IN COMMON ELEMENTS OFF REC
16528-1143 F/A/U 30-1235-067-0340 OR
18896-1317 0

Association Fee: 1500

Association Fee Frequency: Monthly

Association Fee Includes: Association
Management,Amenities,Cable
TV,Internet,Maintenance Grounds,Maintenance
Structure,Security

Courtesy of

Office Name: Brokers, LLC

