



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



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# Rooms & Units Description

**Unit Number:** 56

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# Location Details

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

**High School:** Don Soffer Aventura

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# 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

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# Property Features



<b>Exterior Features:</b> Fence,Shutters Electric,Storm/Security Shutters	<b>Interior Features:</b> Built-in Features,First Floor Entry,Living/Dining Room,Upper Level Primary,Walk-In Closet(s),Attic
<b>Waterfront Features:</b> Intracoastal Access	<b>Window Features:</b> Blinds
<b>Pool Features:</b> Association	<b>Parking Features:</b> Attached,Deeded,Garage,Guest,Two or More Spaces
<b>Security Features:</b> Complex Fenced,Security Guard,Smoke Detector(s)	<b>Appliances:</b> Built-In Oven,Dryer,Dishwasher,Electric Water Heater,Disposal,Refrigerator,Self Cleaning Oven
<b>Association Amenities:</b> Clubhouse,Community Kitchen,Pool,Sauna,Spa/Hot Tub,Tennis Court(s)	<b>Construction Materials:</b> Block
<b>Cooling:</b> Central Air,Ceiling Fan(s),Electric	<b>Cooling Y/N:</b> 1
<b>Covered Spaces:</b> 2	<b>Flooring:</b> Ceramic Tile,Marble,Wood
<b>Garage Spaces:</b> 2	<b>Garage Y/N:</b> 1
<b>Heating:</b> Central,Electric	<b>Heating Y/N:</b> 1
<b>Pets Allowed:</b> Size Limit,Yes	<b>View:</b> Intercoastal
<b>Property Attached Y/N:</b> 1	<b>Waterfront Y/N:</b> 1
<b>Attached Garage Y/N:</b> 1	

## Miscellaneous

<b>Public Survey Township:</b> 28	<b>Public Survey Section:</b> 35
<b>Syndication Remarks:</b> INTRACOASTAL POOL HOME TROPICAL BREEZES MODERN RENAVATED OPEN, SOARING CEILINGS.TENNIS. 3 POOLS FULL SERIVCE SPA SALON RESTURANT TENNIS CENTER	<b>Year Built Details:</b> Newly Updated/Renovated
<b>Virtual Tour URL:</b> <a href="https://www.propertypanorama.com/instaview/mia/A11497501">https://www.propertypanorama.com/instaview/mia/A11497501</a>	

## 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

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## Courtesy of

**Office Name:** Brokers, LLC

