



**\$3,215,000**

## **3750 YACHT CLUB DR TH6 AVENTURA FL 33180**

<https://miamirealestateinc.com>

Discover the epitome of luxury living in this magnificent 3-story waterfront townhouse gem in Aventura! With 12 to 14 ft ceilings, an open floor kitchen by MiaCucina with top-of-the-line Wolf and Subzero appliances, and a large island with quartz countertops and wine cooler. Entertaining is a breeze with outdoor and rooftop terraces. With 4Bd + [...]

- 5 beds
- 6 baths
- Townhouse
- Residential
- Active
- 3637 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Townhouse

**Bedrooms:** 5 beds

**Area:** 3637 sq ft

**Bathrooms Full:** 5

**Category:** Residential

**Status:** Active

**Bathrooms:** 6 baths

**Year built:** 2020



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## Rooms & Units Description

**Unit Number:** TH6

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## Location Details

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

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## Property details

**Total Building Area:** 5510

**Subdivision Name:** THE POINT AT THE WATERWAY

**Parcel Number:** 28-12-35-065-0080 **Possession:** Closing & Funding

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## Property Features



**Exterior Features:** Deck,Security/High Impact Doors,Patio

**Interior Features:** Breakfast Bar,Bedroom on Main Level,Dual Sinks,Entrance Foyer,Eat-in Kitchen,First Floor Entry,Garden Tub/Roman Tub,Kitchen Island,Living/Dining Room,Separate Shower,Upper Level Primary,Walk-In Closet(s),Elevator

**Laundry Features:** In Garage

**Accessibility Features:** Accessible Elevator Installed

**Waterfront Features:** Bay Front,Navigable Water,No Fixed Bridges,Ocean Access

**Window Features:** Sliding,Impact Glass

**Parking Features:** Assigned,Attached,Detached Carport,Garage,Two or More Spaces,Garage Door Opener

**Security Features:** Secured Garage/Parking

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

**Architectural Style:** Tri-Level

**Association Amenities:** Marina,Clubhouse,Elevator(s),Fitness Center,Barbecue,Other,Picnic Area,Trail(s)

**Carport Spaces:** 2

**Carport Y/N:** 1

**Construction Materials:** Block

**Cooling:** Central Air

**Cooling Y/N:** 1

**Covered Spaces:** 4

**Flooring:** Concrete,Ceramic Tile

**Garage Spaces:** 2

**Garage Y/N:** 1

**Heating:** Electric

**Heating Y/N:** 1

**Pets Allowed:** Conditional,Yes

**View:** Bay,Garden,Water

**View Y/N:** 1

**Entry Level:** 1

**Entry Location:** 1

**Patio and Porch Features:** Deck,Patio

**Property Attached Y/N:** 1

**Waterfront Y/N:** 1

**Attached Garage Y/N:** 1

**Stories Total:** 3

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## Miscellaneous



**Public Survey Township:** 28

**Public  
Survey  
Section:** 35

**Syndication Remarks:** Luxury waterfront living. Experience 3-story townhouse perfection in Aventura. Open floor kitchen, private elevator, and stunning view.

**Year Built  
Details:**  
Resale

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11513361>

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## Fees & Taxes

**Tax Annual Amount:**  
9062

**Tax Year:** 2022

**Tax Legal Description:**  
THE WATERWAYS SEC 5  
FIRST ADD PB 139-10  
PORT

**Association Fee:** 2163

**Association Fee  
Frequency:** Monthly

**Association Fee Includes:** Association  
Management,Amenities,Common  
Areas,Insurance,Legal/Accounting,Maintenance  
Grounds,Maintenance Structure,Pest Control,Roof,Trash

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## Courtesy of

**Office Name:** Avanti Way Realty LLC

