

A11315922 © Miami MLS® 2022



**\$3,250,000**

## **20155 NE 38TH CT 2702 AVENTURA FL 33180**

<https://rluxury.com>

Welcome to Zen. Perfect calm is felt when you walk into this home. It was lovingly enjoyed, and now the owners have downsized, and it's ready for a new family. A fabulous and spacious unit meticulously kept with beautiful Parkay flooring throughout. This apartment also offers the most incredible Ocean and Sunset views. We are [...]

- 3 beds
- 6 baths
- Condominium
- Residential
- Active
- 3374 sq ft

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## **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 3374 sq ft

**Bathrooms Full:** 5

**Category:** Residential

**Status:** Active

**Bathrooms:** 6 baths

**Year built:** 2003



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## Rooms & Units Description

**Unit Number:** 2702

**Number of Units in the Community:** 365

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## Property details

**Total Building Area:** 3374

**Direction Faces:** East

**Disclosures:** Seller Disclosure

**Subdivision Name:** TOWERS OF PORTO VITA-NORT

**Parcel Number:** 28-12-35-084-0490 **Possession:** Closing & Funding

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## Property Features



**Exterior Features:** Balcony,Barbecue,Security/High Impact Doors,Tennis Court(s)

**Laundry Features:** Washer Hookup,Dryer Hookup

**Pool Features:** Heated

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

**Association Amenities:** Basketball Court,Bike Storage,Clubhouse,Fitness Center,Barbecue,Other,Picnic Area,Playground,Pool,Sauna,Tennis Court(s),Elevator(s)

**Cooling:** Central Air,Electric

**Covered Spaces:** 1

**Furnished:** Unfurnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** City,Intercoastal,Ocean

**Entry Level:** 27

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

**Waterfront Y/N:** 1

**Utilities:** Cable Available

**Interior Features:** Breakfast Bar,Bedroom on Main Level,Closet Cabinetry,Entrance Foyer,Eat-in Kitchen,First Floor Entry,High Ceilings,Kitchen Island,Living/Dining Room,Pantry,Sitting Area in Master,Walk-In Closet(s)

**Waterfront Features:** Intracoastal Access,Seawall

**Parking Features:** Assigned,One Space,Valet

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Marble,Parquet

**Garage Spaces:** 1

**Heating:** Central,Electric

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 27

**Property Attached Y/N:** 1

**Stories Total:** 31

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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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## Fees & Taxes

**Tax Annual Amount:** 25768  
**Tax Year:** 2022

**Tax Legal Description:** TOWERS OF PORTO VITA-NORTH CONDO UNIT  
2702 UNDIV 0.7077 INT  
IN COMMON ELEMENTS  
OFF REC 21209-0682  
COC 21311-2897 0503 1

**Association Fee:** 5780

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Association Management,Cable TV,HVAC,Hot Water,Insurance,Internet,Legal/Accounting,Maintenance Grounds,Maintenance Structure,Parking,Pest Control,Reserve Fund,Security

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## Miscellaneous

**Public Survey Township:** 28

**Public Survey Section:** 35

**Syndication Remarks:** Nestled in the North Tower at Porto Vita, high floor unit with high ceilings, 3/5.5 bath, 3374 sq.ft asking \$3.25M. Enjoy 24/7 spa resort.

**Year Built Details:** Resale

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11315922>

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## Courtesy of

**Office Name:** Compass Florida, LLC

