



**\$3,600,000**

## **3852 NE 199TH TER AVENTURA FL 33180**

<https://rluxury.com>

Unique property in Aventura. Travel behind the secure gates of Porto Vita to find this rare two-story luxury townhome with private dock that enables safe dockage for vessels up to 80'. Enter the home through a private courtyard to marble floors, a gorgeous staircase and a custom built area for entertaining. 3 bedrooms with ensuite [...]

- 3 beds
- 4 baths
- Townhouse
- Residential
- Active
- 3022 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Townhouse

**Bedrooms:** 3 beds

**Area:** 3022 sq ft

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Year built:** 2002



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## Property details

**Total Building Area:** 4037

**Subdivision Name:** AVENTURA 14TH ADDN

**Possession:** Closing & Funding

**Direction Faces:** North

**Parcel Number:** 28-12-35-081-0120

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## Property Features



**Door Features:** French Doors

**Interior Features:** Wet Bar,Breakfast Bar,Built-in Features,Closet Cabinetry,Entrance Foyer,French Door(s)/Atrium Door(s),First Floor Entry,Living/Dining Room,Upper Level Master,Bay Window

**Window Features:** Blinds,Drapes,Impact Glass

**Parking Features:** Attached,Garage,Guest,Two or More Spaces,Valet,Garage Door Opener

**Association Amenities:** Basketball Court,Billiard Room,Business Center,Cabana,Clubhouse,Fitness Center,Playground,Pool,Sauna,Spa/Hot Tub,Tennis Court(s)

**Cooling:** Central Air

**Covered Spaces:** 2

**Furnished:** Negotiable

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Canal

**Entry Level:** 1

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

**Waterfront Y/N:** 1

**Stories Total:** 2

**Exterior Features:**

Balcony,Courtyard,Fence,Porch,Patio,Tennis Court(s)

**Waterfront Features:** Canal Front,Navigable Water,No Fixed Bridges

**Pool Features:** Association

**Appliances:** Built-In Oven,Dryer,Dishwasher,Gas Range,Gas Water Heater,Microwave,Refrigerator,Washer

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Marble

**Garage Spaces:** 2

**Heating:** Central

**Pets Allowed:** Dogs OK,Yes

**View Y/N:** 1

**Entry Location:** 1

**Property Attached Y/N:** 1

**Attached Garage Y/N:** 1

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## Location Details

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

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## Fees & Taxes



**Tax Annual Amount:** 33564

**Tax Year:** 2022

**Tax Legal Description:** AVENTURA 14TH ADDN PB  
157-31 T-20759 LOT 12 BLK 3 LOT SIZE 6645 SQ FT  
FAU 28-1235-068-0120-0130-0140 &  
0150-0160-0170-0180-0190 & 0240 COC 2

**Association Fee:** 2438

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Maintenance  
Grounds, Recreation  
Facilities, Sewer, Security, Trash

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## Miscellaneous

**Public Survey Township:** 28

**Public  
Survey  
Section:** 35

**Syndication Remarks:** Same as Above

**Year Built  
Details:**  
New  
Construction

**Virtual Tour URL:**

<https://www.zillow.com/view-3d-home/5f5da2a6-7835-40f4-9278-bd9d892c0c9d?setAttribution=mls&wl=true>

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## Courtesy of

**Office Name:** One Sotheby's Int'l Realty

