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**Price: \$569,000**

**MLS Number: A12037368**

**Condo / Town Home**

**3610 Yacht Club Dr Unit 416, Aventura, Florida 33180 USA**

**Beds: 3**

**Baths: 2**

**Living Area: 1,350**

**Unit: 416**

**HOA Fees: \$1,355**

**Waterfront: YES**

**Year Built: 1988**

**Community: PORTSVIEW @ THE WATERWAYS**

**Subdivision: PORTSVIEW @ THE WATERWAYS**

**Elementary School: Aventura Waterways**

**Junior High: Highland Oaks**

**High School: Don Soffer Aventura**

## ABOUT THIS PROPERTY

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This beautiful 4th-floor corner unit at Waterways Marina in Aventura offers 3 bedrooms and 2 full bathrooms with balcony, featuring a bright and spacious layout filled with natural light. Located in a dog-friendly community (small dogs), residents enjoy an impressive array of resort-style amenities, including a gym, 2 pools, sauna, tennis courts, and party room. Ideally situated in one of Aventura's most desirable neighborhoods, the property is just minutes from Whole Foods Market, Aventura mall and a variety of restaurants, and the shops and caf  s at The Waterways. With easy access to 95, approximately 10 minutes away, and several highly rated schools nearby, this home offers the perfect combination of comfort, convenience, and lifestyle. The property is currently tenant-occupied with a lease in place through mid-November, making it an excellent investment opportunity or your future residence. Submit OFFERS VIA MLS offers

PROPERTY  
LOCATION

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