

# INES FLAX

YOUR PREMIER OCEANFRONT SPECIALIST  
& MOST TRUSTED NAME IN SOUTH FLORIDA REAL ESTATE.





<b>Price: \$1,775,000</b>		<b>MLS Number: A11893704</b>		<b>Condo / Town Home</b>	
<b>20165 NE 39th PI Unit 303 &amp; 204, Aventura, Florida 33180 USA</b>					
<b>Beds:</b> 4		<b>Baths:</b> 4		<b>Half Baths:</b> 1	
<b>Living Area:</b> 2,950		<b>Unit:</b> 303 & 204		<b>HOA Fees:</b> \$7,929	
<b>Waterfront:</b> YES		<b>Year Built:</b> 1998			
<b>Community:</b> BELLA VISTA MID RISE NORT			<b>Subdivision:</b> BELLA VISTA MID RISE NORT		
<b>Elementary School:</b> Aventura Waterways			<b>Junior High:</b> Highland Oaks		
<b>High School:</b> Michael Krop					

## ABOUT THIS PROPERTY

---

Rare Luxury Opportunity: \$200K Plus Assessment WILL BE PAID IN FULL by Seller Experience elevated waterfront expansive square footage with a rare, versatile floor plan. Unique to this home is a private 270 sq. ft. studio (Unit #20) or a guest suite, and an oversized Terrace The Residence: Direct Elevator Entry: Step directly into a light-filled living positioned to capture both serene sunrises and golden sunsets over the Intracoastal and Golden Beach. Bedrooms: 3 spacious and additional storage. The Value: The seller is paying the \$200,000+ assessment in full, granting the new owner enhancements to bring the entire midrise to the highest modern standards.

