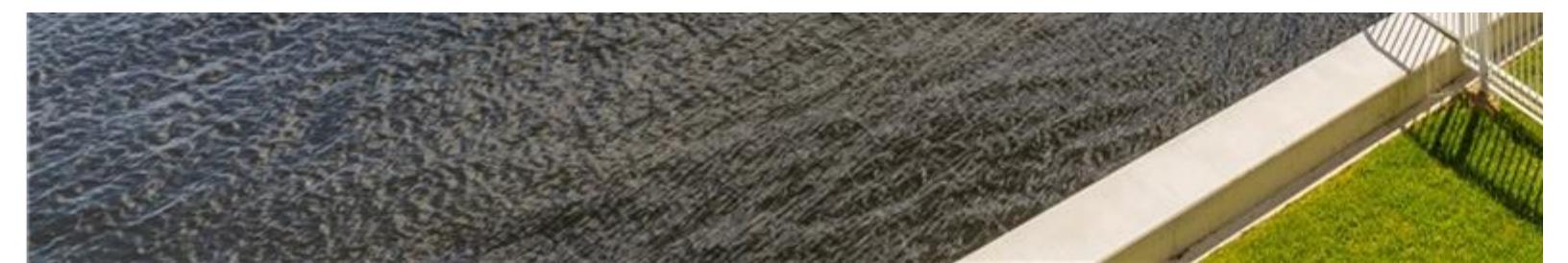


# INES FLAX

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



A-11893704 | SBFMLS © 2026



Price: \$1,775,000

MLS Number: A11893704

Condo / Town Home

20165 NE 39th Pl Unit 303 & 204, Aventura, Florida 33180 USA

**Beds:** 4

**Baths:** 4

**Half Baths:** 1

**Living Area:** 2,950

**Unit:** 303 & 204

**HOA Fees:** \$7,929

**Waterfront:** YES

**Year Built:** 1998

**Community:** BELLA VISTA MID RISE NORT

**Subdivision:** BELLA VISTA MID RISE NORT

**Elementary School:** Aventura Waterways

**Junior High:** Highland Oaks

**High School:** Michael Krop

## ABOUT THIS PROPERTY

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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: spaces and additional storage. The Value: The seller is paying the \$200,000+ assessment in full, granting the new o enhancements to bring the entire midrise to the highest modern standards.

# PROPERTY LOCATION

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Image



ONE | Sotheby's  
INTERNATIONAL REALTY



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