

INES FLAX

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

ONE Sotheby's International Realty
119 Washington Ave Suite 300
33139

Phone: 786.218.7600 -

<http://www.inesflax.com>

Email: InesFlax@aol.com



APR 23-23 SEP 15 © 2023



Price: \$449,000

MLS Number: A11923423

Condo / Town Home

19195 NE 36th Ct Unit 402, Aventura, Florida 33180 USA

Beds: 2

Baths: 2

Half Baths: 1

Living Area: 1,365

Unit: 402

HOA Fees: \$1,200

Waterfront: YES

Year Built: 1989

Community: MYSTIC POINTE CONDO NO TW

Subdivision: MYSTIC POINTE CONDO NO TW

Elementary School: Aventura Waterways

Junior High: Highland Oaks

ABOUT THIS PROPERTY

Best Waterfront Opportunity! Offering nearly 1,400 square feet of interior space and a rare 3-bathroom floor plan that two-bedroom units provide. The residence features 2 bedrooms each with an en-suite bathroom for comfort and an in-unit washer and dryer for convenience. The kitchen seamlessly connected to the balcony, a design element that amplifies natural light. Residents enjoy access to the exclusive marina with private boat dock for purchase or rental opportunities, along with tennis courts, 4 pickleball courts, a basketball court, waterfront dining, an on-site hair and nail salon, a convenience market, playground, and 4 electric vehicle charging stations. The building provides 24-hour secured lobby front desk service, gated access with gate guards, ensuring privacy and safety. Aventura is known for its luxury residential market and lifestyle-driven appeal. Located near world-class shopping and dining at Aventura Mall, walking distance to the luxury golf resort Turnberry Isle Miami, the Turnberry Club and bike trail around the golf course, connectivity via the regional high-speed train station Brightline Aventura Station, close proximity to scenic beaches including Sunny Isles Beach and Golden Beach, top-rated restaurants, cultural events, and easy access to Miami and Fort Lauderdale Airports. Located steps from the prestigious house of worship. This home offers exceptional value and community convenience. Come see it today! Call listing agent.

