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**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

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Best Waterfront Opportunity! Offering nearly 1,400 square feet of interior space and a rare 3-bathroom floor plan that very few 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 sunlight. Residents enjoy the exclusive marina with private boat dock for purchase or rental opportunities, along with 7 tennis courts, 4 pickleball courts, a court, waterfront dining, an on-site hair and nail salon, a convenience market, a children's playground, and 4 electric vehicle charging stations. The building provides 24-hour secured lobby front desk service and 24-hour gate guards, ensuring privacy and safety. Aventura is in its luxury residential market and lifestyle-driven appeal, including world-class shopping and dining at Aventura Mall, walking to a luxury golf resort Turnberry Isle Miami, the 3-mile fitness and bike trail around the golf course, connectivity via the regional high-speed train station Brightline Aventura Station, close access to scenic beaches including Sunny Isles Beach and Golden Beach, top-rate cultural events, and effortless access to Miami and Fort Lauderdale Airports. Located steps from the prestigious house of worship, this property offers exceptional walkability and community convenience. Come see it today! Call listing agent.

# PROPERTY LOCATION

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Image



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YOUR REAL ESTATE ADVISOR IN MIAMI  
USA: + 1.954.884.5050

[BRECO@BRECREALTY.COM](mailto:BRECO@BRECREALTY.COM) | [PRIVACY POLICY](#)

