



A11766353 © Miami MI S® 2025



Price: \$289,000		MLS Number: A11765358		Condo / Town Home	
17051 NE 35th Ave Unit 206, North Miami Beach, Florida 33160 USA					
Beds: 2		Baths: 2		Living Area: 789	
Unit: 206		HOA Fees: \$552		Waterfront: YES	
Year Built: 1973					
Community: FLORENCE CONDO			Subdivision: FLORENCE CONDO		

## ABOUT THIS PROPERTY

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Enjoy breathtaking views of the canal and Intracoastal from this waterfront 2-bedroom, 2-bathroom condo, nestled in the heart of Aventura. The unit was recently replaced in 2018. Located just 1.5 miles from Sunny Isles Beach, Aventura Mall, Bal Harbour Shops, and top dining and entertainment. Close to River State Park, perfect for biking, kayaking, scenic walks, and its own beach access. Flood insurance is only required if the property is in a flood zone. Call us today for your tour today!

PROPERTY  
LOCATION

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