





Price: \$1,775,000		MLS Number: A11893704		Condo / Town Home	
20165 NE 39th PI 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

Rare Luxury Opportunity: \$200K Plus Assessment WILL BE PAID IN FULL by Seller Experience elevated waterfront living in footage with a rare, versatile floor plan. Unique to this home is a private 270 sq. ft. studio (Unit #204)â€”featuring its own kitchen and terrace. The Residence: Direct Elevator Entry: Step directly into a light-filled living space adorned with high-end finishes. Dual access to the Intracoastal and Golden Beach. Bedrooms: 3 Bedrooms plus housekeeper/playroom or office quarters + 4.1 car garage. \$200,000+ assessment in full, granting the new owner immediate equity in a building transformation. Upgrades include a \$2M



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