



BREC REALTY

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**Price: \$749,000**

**MLS Number: A12029164**

**Condo / Town Home**

**20306 NE 34th Ct Unit 39, Aventura, Florida 33180 USA**

**Beds: 2**

**Baths: 2**

**Half Baths: 1**

**Living Area: 1,542**

**Unit: 39**

**HOA Fees: \$1,273**

**Year Built: 1981**

**Community: DELVISTA B CONDO**

**Subdivision: DELVISTA B CONDO**

**Elementary School: Aventura Waterways**

**Junior High: Highland Oaks**

**High School: Michael Krop**

## ABOUT THIS PROPERTY

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Fully Renovated Golf-View Townhome, New Roof, New A/C, All-Inclusive HOA. Beautifully upgraded townhome having an exceptional combination of modern finishes, worry-free ownership, and prime golf course views in one of Aventura's most desirable communities. This fully renovated residence features wood flooring throughout, an updated contemporary kitchen, and a thoughtfully converted attic space that functions as a private guest suite, office, or other room. Recent major upgrades provide true peace of mind, including a brand-new roof and a new HVAC system installed within the last six months. The community provide an outstanding all-inclusive HOA that covers internet, cable, water, exterior insurance, landscaping, and full maintenance of common areas, creating a low-maintenance, lock-and-leave lifestyle. Residents enjoy unobstructed golf course views, strong association reserves, and a well-maintained, financially stable community. \* Direct golf course views with open, unobstructed sightlines \* Fully renovated interior with wood flooring throughout \* Modern upgraded kitchen \* Converted attic space (guest suite or office) \* Brand new roof (recent installation) \* New HVAC system (installed within 6 months) \* All-inclusive HOA (internet, cable, water, exterior insurance, landscaping) \* Strong association reserves and well-managed community \* Move-in ready condition A rare opportunity to own a turnkey, upgraded residence in Aventura!!!

# PROPERTY LOCATION

Image



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