

**\$1,260,000**

**21200 POINT PL, Unit 2304**

**Beds: 3**  
**Baths: 4**  
**Living Area: 3,173 sqft**  
**Neighborhood: Aventura**

**YOUR AGENT**



**Brian Paran**

**Phone: +1 (305) 684-8999**

**Email: brian@home61.com**

**AMENITIES**

|                         |   |                          |   |
|-------------------------|---|--------------------------|---|
| <b>Air Conditioning</b> | - | <b>Intracoastal View</b> | ✓ |
| <b>Central Heat</b>     | ✓ | <b>Pool</b>              | ✓ |
| <b>Refrigerator</b>     | ✓ | <b>Doorman</b>           | - |
| <b>Dishwasher</b>       | - | <b>Vallet</b>            | - |
| <b>Washer</b>           | - | <b>Gym</b>               | ✓ |
| <b>Walk-In Closets</b>  | - | <b>Impact Shutters</b>   | ✓ |

**KEY FEATURES**

|                       |                   |                        |                  |
|-----------------------|-------------------|------------------------|------------------|
| <b>Living area:</b>   | <b>3,173 sqft</b> | <b>Days on market:</b> | <b>1915 days</b> |
| <b>Maintenance:</b>   | <b>N/A</b>        | <b>Type:</b>           | <b>apartment</b> |
| <b>Tax:</b>           | <b>\$ 17,270</b>  | <b>Year Built:</b>     | <b>2004</b>      |
| <b>\$/sqft:</b>       | <b>\$ 397</b>     | <b>Unit #:</b>         | <b>2304</b>      |
| <b>Half Bath/WC:</b>  | <b>1</b>          | <b>Neighborhood:</b>   | <b>Aventura</b>  |
| <b>Parking Space:</b> | <b>3</b>          | <b>Zip Code:</b>       | <b>33180</b>     |
| <b>Floor #:</b>       | <b>23rd / 31</b>  | <b>Ref./MLS ID:</b>    | <b>A10668503</b> |

**MY NOTES**