

# \$459,000

3640 Yacht Club Dr, Unit PH 01

**Beds:** 3  
**Baths:** 2  
**Living Area:** 1,700 sqft  
**Neighborhood:** Aventura

YOUR AGENT



**Brian Paran**

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AMENITIES

|                         |   |                        |   |
|-------------------------|---|------------------------|---|
| <b>Air Conditioning</b> | - | <b>Canal</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>   | 1,700 sqft | <b>Days on market:</b> | 1215 days |
| <b>Maintenance:</b>   | N/A        | <b>Type:</b>           | penthouse |
| <b>Tax:</b>           | \$ 6,282   | <b>Year Built:</b>     | 1991      |
| <b>\$/sqft:</b>       | \$ 270     | <b>Unit #:</b>         | PH 01     |
| <b>Half Bath/WC:</b>  | -          | <b>Neighborhood:</b>   | Aventura  |
| <b>Parking Space:</b> | 0          | <b>Zip Code:</b>       | 33180     |
| <b>Floor #:</b>       | 20th / 20  | <b>Ref./MLS ID:</b>    | A10978226 |

MY NOTES