

A11894273 © Miami MLS © 2024



**\$2,450,000**

## 21200 NE POINT PL 1203

<https://miamiluxuryhomes.org>

ATLANTIC I AT THE POINT CONDO UNIT 1203 UNDIV  
0.717105903% INT IN COMMON ELEMENTS OFF REC 22219-4472  
COC 23460-3990 05 2005 1 Step into elegance at Atlantic One,  
the crown jewel of The Point in Aventura. This exceptional  
residence offers three bedrooms, three full bathrooms, a powder  
room, and two oversized balconies. The South-facing balcony [...]

- 3 beds
- 3 baths
- Condominium
- Residential
- Active
- 3173 sq ft

---

## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Floors:** 29 floors

**Year built:** 2004

**Subdivision Name:** ATLANTIC I AT THE POINT C

**Type:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area:** 3173 sq ft

**View:** Intercoastal,Ocean,Other

**County:** Miami-Dade



---

## Building Details

**Architectural Style:** HighRise

**Covered Spaces:** 1

**Floor covering:** Carpet, Marble

**Construction Materials:** Block

**Garage Spaces:** 1

---

## Amenities & Features

**Pool Features:** Association

**Security Features:** DoorMan,ElevatorSecured,SecurityGuard,SmokeDetectors

**Association Amenities:**

Clubhouse,CommunityKitchen,FitnessCenter,Library,Barbecue,PicnicArea,Playground,Pool,Sauna,SpaHotTub,TennisCourts,Trash,Elevators

**Utilities:** CableAvailable

**Exterior Features:** Balcony

**Interior Features:** ClosetCabinetry,EntranceFoyer,KitchenIsland,Other,Pantry,WalkInClosets,Elevator

**Appliances:** Dryer,Dishwasher,ElectricRange,Microwave,Other,Refrigerator,Washer

**Parking Features:**

Assigned,OneSpace,Valet

**Patio & Porch Features:**

Balcony,Open

**Waterfront Features:**

CanalFront,IntracoastalAccess,Other

**Cooling:** CentralAir

**Heating:** Central

**Laundry Features:** LaundryTub

---

## Nearby Schools

**Middle Or Junior School:** Aventura Waterways **Elementary School:** Aventura Waterways

**High School:** Don Soffer Aventura

---

## Expenses, Fees & Taxes

**Association Fee:** \$3,750

**Tax Annual Amount:** \$13,845

**Tax Year:** 2023

---

## Miscellaneous

**Association Fee Frequency:** Monthly **List Office Name:** Ponto Miami Realty

**Listing Terms:** Cash,Conventional

