

## 3131 NE 188TH ST 1-1212 AVENTURA FL 33180

<https://miamirealestateinc.com>

EASY TO SHOW!!! SELLER IS UPDATING KITCHEN AND CHANGING APPLIANCES. UNIQUE OPPORTUNITY to own unique spacious CORNER 3/2,5 PENTHOUSE WITH OWN ROOF TOP TERRACE with gazebo. 1800 of living space and over 1200 sf f of outside. Open concept kitchen with granite counter tops and stainless steel appliances, marble floors, very high ceiling, panoramic windows [...]

\$1,299,000

- 3 beds
- 3 baths
- Condominium
- Residential
- Active
- 1800 sq ft

### Basics

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 1800 sq ft

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 2007



---

## Rooms & Units Description

**Unit Number:** 1-1212

---

## Location Details

**County Or Parish:** Miami-Dade County

---

## Property details

**Total Building Area:** 1800

**Subdivision Name:** THE ATRIUM AT AVENTURA CO

**Parcel Number:** 28-22-03-079-0920 **Possession:** Other

---

## Property Features



**Exterior Features:** Balcony,Security/High Impact Doors

**Waterfront Features:** Canal Front

**Pool Features:** Association

**Appliances:**

Dryer,Dishwasher,Disposal,Microwave,Refrigerator,Washer

**Association Amenities:** Clubhouse,Pool,Sauna,Elevator(s)

**Cooling:** Central Air

**Covered Spaces:** 2

**Garage Spaces:** 2

**Heating:** Central

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 12

**Property Attached Y/N:** 1

**Stories Total:** 12

**Interior Features:** Closet  
Cabinetry

**Window Features:** Blinds

**Parking Features:**

Assigned,Underground,Two or  
More Spaces,Valet

**Architectural Style:** High Rise

**Construction Materials:**

Block

**Cooling Y/N:** 1

**Flooring:** Ceramic Tile,Tile

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Canal,City,Intercoastal

**Entry Level:** 12

**Patio and Porch Features:**

Balcony,Open

**Waterfront Y/N:** 1

---

## Miscellaneous

**Public Survey Township:** 28

**Public  
Survey  
Section:** 3

**Syndication Remarks:** EASY TO SHOW!!!UNIQUE OPPORTINITY to own spacious  
CORNER 3/2,5 PENTHOUSE WITH OWN ROOF TOP TERRACE..1800 of living space  
and over 1200 sf f of outside

**Year Built  
Details:**  
Effective  
Year Built

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11237537>

---

## Fees & Taxes



**Tax Annual Amount:** 8035

**Tax Year:** 2021

**Tax Legal Description:** THE ATRIUM AT  
AVENTURA CONDO UNIT 1-1212 UNDIV  
0.00554994% INT IN COMMON ELEMENTS  
OFF REC 25456-2483 COC 26364-1892 04  
2008 1

**Association Fee:** 1272

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Amenities,Common  
Areas,Cable TV,Hot Water,Internet,Pool(s),Reserve  
Fund,Trash,Water

---

## Courtesy of

**Office Name:** Cardinal Realty Group, LLC.

