



\$1,699,000

3131 NE 188TH ST 2-1216

<https://miamirealestateinc.com>

THE ATRIUM AT AVENTURA CONDO UNIT 2-1216 UNDIV
0.00404837% INT IN COMMON ELEMENTS OFF REC 25456-2483
COC 25867-4019 08 2007 1 *Exceptional Opportunity!* 5
MARINAS INCLUDED AND 6 PARKING SPACES This unique two-
level Penthouse ,unit offers unparalleled amenities, including
five private marina slips and *six dedicated parking spaces*—a
rare find in today's market. The open-concept [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 1313 sq ft

Basics



Category: Residential

Status: Active

Bathrooms: 3 baths

Floors: 12 floors

Year built: 2007

View: Garden,Water

County: Miami-Dade

Type: Condominium

Bedrooms: 2 beds

Half baths: 1 half bath

Area: 1313 sq ft

Property Condition: UpdatedRemodeled

Subdivision Name: THE ATRIUM AT AVENTURA CO

Building Details

Architectural Style: HighRise,SplitLevel

Covered Spaces: 5

Levels: MultiSplit

Construction Materials: Block

Garage Spaces: 5

Floor covering: Marble, Tile, Vinyl, Wood

Amenities & Features

Pool Features: Association

Security Features: ClosedCircuitCameras,KeyCardEntry,LobbySecured,SmokeDetectors

Association Amenities: BoatDock,BusinessCenter,Clubhouse,FitnessCenter,Barbecue,PicnicArea,Playground,Pool,Sauna,SpaHotTub,Trash,Elevators

Utilities: CableAvailable

Cooling: CentralAir

Furnished: Unfurnished

Interior Features: DualSinks,EatinKitchen,GardenTubRomanTub,KitchenIsland,LivingDiningRoom,Pantry,SplitBedrooms,SeparateShower,TubShower,UpperLevelPrimary,WalkInClosets

Parking Features: Attached,Covered,Garage,TwoOrMoreSpaces,Valet

Patio & Porch Features: Balcony,Open,Patio

Waterfront Features: CanalAccess

Window Features: Blinds,ImpactGlass

Exterior Features: Balcony,SecurityHighImpactDoors,Patio

Heating: Central

Appliances: Dryer,Dishwasher,ElectricRange,Disposal,IceMaker,Microwave,Refrigerator,SelfCleaningOven,Washer

Nearby Schools

Elementary School: Aventura Waterways

High School: Don Soffer Aventura

Expenses, Fees & Taxes

Association Fee: \$1,244

Tax Year: 2024

Tax Annual Amount: \$7,130

Miscellaneous



Association Fee Frequency: Monthly

Listing Terms: Cash,Conventional

List Office Name: SIR Realty LLC

Direction Faces: South

