

## 3131 NE 188TH ST 2-304 AVENTURA FL 33180

<https://miamirealestateinc.com>

Wow! Enter & be wowed by this one of a kind 2 story masterpiece w/ 24' ceilings, floor to ceiling glass & over 2,800 SF & huge 1,500 SF terrace, open kitchen, huge living room & family room + Office area, loft area. A boater's delight – Brand New Marina w/ Slips available. 3 bedrooms [...]

\$1,194,000

- 3 beds
- 4 baths
- Condominium
- Residential
- Active
- 2819 sq ft

### Basics

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 2819 sq ft

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Year built:** 2007



---

# Rooms & Units Description

**Unit Number:** 2-304

---

## Location Details

**County Or Parish:** Miami-Dade County      **Directions:** Heart of Aventura. Cultural Arts Center + great schools! Aventura Mall, Restaurants, Shops. Mins to the Beach & near 2 Int'l Airports. 5 Star Amenities: 2 Story Spa, Pool, Fitness Center, Valet, Concierge & more...

---

## Property details

**Total Building Area:** 2819      **Subdivision Name:** THE ATRIUM AT AVENTURA CO  
**Parcel Number:** 28-22-03-079-1240      **Possession:** Closing & Funding

---

## Property Features



<b>Exterior Features:</b> Balcony,Security/High Impact Doors,Porch	<b>Interior Features:</b> Built-in Features,Bedroom on Main Level,Breakfast Area,Closet Cabinetry,Dining Area,Separate/Formal Dining Room,First Floor Entry,Kitchen Island,Living/Dining Room,Vaulted Ceiling(s),Walk-In Closet(s)
<b>Waterfront Features:</b> Bay Front,Canal Front	<b>Pool Features:</b> Association
<b>Parking Features:</b> Two or More Spaces	<b>Appliances:</b> Built-In Oven,Dryer,Dishwasher,Electric Range,Electric Water Heater,Disposal,Microwave,Refrigerator,Washer
<b>Association Amenities:</b> Marina,Business Center,Clubhouse,Fitness Center,Pool,Sauna,Spa/Hot Tub,Elevator(s)	<b>Construction Materials:</b> Block
<b>Cooling:</b> Central Air	<b>Cooling Y/N:</b> 1
<b>Covered Spaces:</b> 2	<b>Flooring:</b> Tile
<b>Garage Spaces:</b> 2	<b>Garage Y/N:</b> 1
<b>Heating:</b> Central	<b>Heating Y/N:</b> 1
<b>Pets Allowed:</b> Conditional,Yes	<b>View:</b> Garden,Water
<b>View Y/N:</b> 1	<b>Entry Level:</b> 2
<b>Entry Location:</b> 2	<b>Patio and Porch Features:</b> Balcony,Open,Porch
<b>Property Attached Y/N:</b> 1	<b>Waterfront Y/N:</b> 1
<b>Stories Total:</b> 12	

Miscellaneous

<b>Public Survey Township:</b> 28	<b>Public Survey Section:</b> 3
<b>Syndication Remarks:</b> 2story masterpiece, 24' ceilings, floor to ceiling glass & 2,800SF huge 1,500SF terrace. 3B (2 upstairs + 1 downstairs) 3.5Ba, large utility room.	<b>Year Built Details:</b> Resale
<b>Virtual Tour URL:</b> <a href="https://tours.swift-pix.com/e/49HmMW4">https://tours.swift-pix.com/e/49HmMW4</a>	

Fees & Taxes



**Tax Annual Amount:** 9307

**Tax Year:** 2021

**Tax Legal Description:** THE ATRIUM AT AVENTURA  
CONDO UNIT 2-304 UNDIV 0.00869182% INT IN COMMON  
ELEMENTS OFF REC 25456-2483

**Association Fee:** 1821

**Association Fee Frequency:** Monthly

**Association Fee Includes:**  
Amenities,Cable TV,Water

---

## Courtesy of

**Office Name:** Coldwell Banker Realty

