

A11528115 © Miami MLS © 2024



**\$1,099,000**

## **3131 NE 188TH ST 2-608 AVENTURA FL 33180**

<https://miamirealestateinc.com>

WELCOME TO THE ATRIUM AT AVENTURA AMAZING WATER FRONT CONDO OFFERING A LIFESTYLE OF LUXURY & COMFORT. THIS 3 BEDS 2.5 BATHS + DEN WITH LARGE OPEN LIVING & DINING AREA, BEAUTIFUL FLOORS THROUGHOUT, FLOOR TO CEILING WINDOWS, A GOURMET KITCHEN WITH BEAUTIFUL COUNTER TOPS, SS APPLIANCES. MASTER BEDROOM WITH TWO WALK-IN CLOSETS AND A [...]

- 3 beds
- 3 baths
- Condominium
- Residential
- Active
- 1798 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 1798 sq ft

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 2007



---

## Rooms & Units Description

**Unit Number:** 2-608

---

## Location Details

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

**Directions:** WALKING DISTANCE TO CHARTER ELEMENTARY AND WITHIN CLOSE DISTANCE TO A+ RATED SCHOOLS. SHORT DRIVE TO AVENTURA MALL, GROCERIES, SHOPPING, DINING, GOLF COURSE AND ABOUT 10 MINUTES TO SUNNY ISLES BEACH.

**Middle/Junior School:**  
Aventura Waterways

**High School:** Don Soffer Aventura

---

## Property details

**Total Building Area:** 1798

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

**Parcel Number:** 28-22-03-079-1620 **Possession:** Closing & Funding

---

## Property Features



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

**Interior Features:** Bidet,Built-in Features,Bedroom on Main Level,Breakfast Area,Dual Sinks,Eat-in Kitchen,First Floor Entry,Living/Dining Room,Split Bedrooms,Walk-In Closet(s)

**Waterfront Features:** Canal Front,Navigable Water,Other

**Pool Features:** Association,Heated

**Parking Features:** Assigned,Attached,Covered,Garage,Two or More Spaces

**Security Features:** Key Card Entry,Lobby Secured,Other,Smoke Detector(s)

**Appliances:** Dryer,Dishwasher,Electric Range,Disposal,Microwave,Other,Refrigerator,Washer

**Association Amenities:** Boat Dock,Marina,Bike Storage,Business Center,Clubhouse,Fitness Center,Other,Playground,Pool,Sauna,Spa/Hot Tub,Trash,Elevator(s)

**Construction Materials:** Block,Other

**Cooling:** Other

**Covered Spaces:** 2

**Flooring:** Ceramic Tile,Other

**Furnished:** Unfurnished

**Garage Spaces:** 2

**Garage Y/N:** 1

**Heating:** Other

**Pets Allowed:** Conditional,Yes

**View:** Other

**Entry Level:** 6

**Entry Location:** 6

**Patio and Porch Features:** Balcony,Open,Patio

**Property Attached Y/N:** 1

**Waterfront Y/N:** 1

**Attached Garage Y/N:** 1

**Stories Total:** 12

**Utilities:** Cable Available

---

## Miscellaneous

**Public Survey Township:** 28

**Public Survey Section:** 3

**Syndication Remarks:** ATRIUM AT AVENTURA AMAZING WATER FRONT CONDO OFFERING A LIFESTYLE OF LUXURY & COMFORT. THIS 3 BEDS 2.5 BATHS + DEN WITH LARGE OPEN LIVING/DINING AREA,

**Year Built Details:** Effective Year Built

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11528115>

---

## Fees & Taxes



**Tax Annual Amount:** 9066

**Tax Year:** 2022

**Tax Legal Description:** THE  
ATRIUM AT AVENTURA CONDO UNIT  
2-608 UNDIV 0.00554377% INT IN  
COMMON ELEMENTS OFF REC  
25456-2483

**Association Fee:** 1428

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Association  
Management,Common Areas,Cable  
TV,Internet,Maintenance Grounds,Maintenance  
Structure,Sewer,Security,Trash,Water

---

## Courtesy of

**Office Name:** Beachfront Realty Inc

