

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

