

## AVENTURA FL 33180

<https://miamirealestateinc.com>

We are selling the lifestyle, location and amazing unit with 2,662 Sqft living area plus 1200 sqft terraza and balcony area in a bayfront luxury residence building with marina, two story unit, 3 Bedrooms 3 1/2 Bathrooms, double door entrance, high ceilings, floor to ceiling resistant glass windows, open living spaces, european gourmet kitchen, 3 [...]

\$1,500,000

- 3 beds
- 4 baths
- Condominium
- Residential
- Active
- 2662 sq ft

### Basics

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 2662 sq ft

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Year built:** 2007



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## Location Details

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

**Directions:** DIR: BISCAYNE BLV TO NE 181 ST, GO EAST TO  
188TH ST, BULDG IS ON THE LEFT.

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## Property details

**Total Building Area:** 2662

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

**Parcel Number:** 28-22-03-079-0460 **Possession:** Closing & Funding

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## Property Features



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

**Waterfront Features:** Intracoastal Access,Intersecting Canal

**Parking Features:** Assigned,Detached,Underground,Garage,Two or More Spaces,Garage Door Opener

**Appliances:** Dryer,Dishwasher,Electric Range,Disposal,Ice Maker,Microwave,Refrigerator,Self Cleaning Oven,Washer

**Association Amenities:** Boat Dock,Billiard Room,Marina,Bike Storage,Business Center,Clubhouse,Fitness Center,Barbecue,Picnic Area,Playground,Pool,Sauna,Spa/Hot Tub,Elevator(s)

**Cooling:** Central Air

**Covered Spaces:** 3

**Garage Spaces:** 3

**Heating:** Central

**Pets Allowed:** Size Limit,Yes

**Entry Level:** 1

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

**Waterfront Y/N:** 1

**Interior Features:** Breakfast Bar,Bidet,Built-in Features,Bedroom on Main Level,Dining Area,Separate/Formal Dining Room,Dual Sinks,First Floor Entry,Living/Dining Room,Separate Shower,Upper Level Primary,Vaulted Ceiling(s),Walk-In Closet(s)

**Pool Features:** Association,Heated

**Security Features:** Security System Owned

**Architectural Style:** Cluster Home,High Rise,Split-Level

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Other,Wood

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Other

**Entry Location:** 1

**Property Attached Y/N:** 1

**Stories Total:** 12

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## Miscellaneous

**Public Survey Township:** 28  
**Syndication Remarks:** YOU WILL ENJOY LIVING IN THIS AMAIZING PLACE! FIVE MINUTES AWAY FROM AVENTURA MALL, NEARBY GREAT ATLANTIC BEACHS, INTERNATIONAL AIRPORTS & SOBE !!!

**Year Built Details:** Resale  
**Virtual Tour URL:** <https://www.dropbox.com/s/kzzt4u7btj5r7ab/lrynaKim3131NE188thSt1306Video.mp4?dl=0>



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## Fees & Taxes

**Tax Annual Amount:** 8853

**Tax Year:** 2021

**Tax Legal Description:** THE ATRIUM  
AT AVENTURA CONDO UNIT 1-306  
UNDIV 0.00820774% INT IN COMMON  
ELEMENTS OFF REC 25456-2483

**Association Fee:** 1775

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Association  
Management,Amenities,Common Areas,Cable TV,Hot  
Water,Insurance,Maintenance Structure

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## Courtesy of

**Office Name:** London Foster Realty

