



**\$850,000**

## **3131 NE 188TH ST 1-808**

<https://atriumataventura.com>

THE ATRIUM AT AVENTURA CONDO UNIT 1-808 UNDIV

0.00554377% INT IN COMMON ELEMENTS OFF REC 25456-2483

Beautifully remodeled 3Bed/3Bath + DEN in the heart of Aventura. 2 Balconies, work station, 2 covered assigned parking spaces (more parking spaces available) and 1 Climate-controlled Storage. Located at The Atrium, a boutique waterfront building offering top-tier amenities: Private [...]

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

### **Basics**



Category: Residential

Status: Active

Bathrooms: 3 baths

Area: 1798 sq ft

View: Garden,Other

County: Miami-Dade

Type: Condominium

Bedrooms: 3 beds

Floors: 12 floors

Year built: 2007

Subdivision Name: THE ATRIUM AT AVENTURA CON

## Building Details

Construction Materials: Block

Covered Spaces: 2

Floor covering: Marble, Other

### Amenities & Features

- Pool Features: Association,Heated

Security Features: ClosedCircuitCameras,DoorMan,ElevatorSecured,SecuredGarageParking,LobbySecured,FireSprinklerSystem,SmokeDetectors

Association Amenities: BoatDock,BilliardRoom,Marina,BusinessCenter,Clubhouse,FitnessCenter,HobbyRoom,Playground,Pool,Sauna,SpaHotTub,Elevators

Utilities: CableAvailable

Cooling: CentralAir

Furnished: Unfurnished

Interior Features: Bidet,BuiltInFeatures,BedroomOnMainLevel,DualSinks,KitchenIsland,SplitBedrooms,SeparateShower,WalkInClosets

Parking Features: Assigned,Covered,TwoOrMoreSpaces,Valet

Patio & Porch Features: Balcony,Open

Waterfront Features: CanalFront,IntracoastalAccess,NavigableWater,OceanAccess

Window Features: Blinds,ImpactGlass

Exterior Features: Balcony,SecurityHighImpactDoors

Heating: Central

Appliances: Dryer,Dishwasher,ElectricRange,Disposal,Microwave,Refrigerator,TrashCompactor,Washer

## Nearby Schools

Middle Or Junior School: Highland Oaks

Elementary School: Aventura Waterways

High School: Don Soffer Aventura

## Expenses, Fees & Taxes

Association Fee: \$1,732

Tax Annual Amount: \$7,007

Tax Year: 2024

## Miscellaneous



**Association Fee Frequency:** Monthly **List Office Name:** Avanti Way Realty LLC

**Listing Terms:** Cash,Conventional

