



## 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 [...]

**\$850,000**

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

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### 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

