



**\$819,000**

## **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  
Amazing corner residence at The Atrium in Aventura! Spacious  
and bright 3 Bedrooms + Den | 3 Full Bathrooms | 2 Balconies | 2  
Assigned Parking Spaces, plus 1 private storage unit. This  
exceptional residence has been owner-occupied and [...]

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

## **Basics**

**Category:** Residential

**Type:** Condominium

**Status:** Active

**Bedrooms:** 3 beds

**Bathrooms:** 3 baths

**Floors:** 12 floors

**Area:** 1798 sq ft

**Year built:** 2007

**View:** Canal,Other,Water

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

**County:** Miami-Dade



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# Building Details

**Architectural Style:** HighRise

**Covered Spaces:** 2

**Floor covering:** Marble

**Construction Materials:** Block

**Garage Spaces:** 2

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## Amenities & Features

**Parking Features:** Assigned,Attached,Covered,Garage,TwoOrMoreSpaces

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

**Waterfront Features:** CanalFront

**Cooling:** CentralAir,Electric

**Furnished:** Unfurnished

**Interior Features:** BedroomOnMainLevel,ConvertibleBedroom,FirstFloorEntry,KitchenIsland,LivingDiningRoom,MainLivingAreaEntryLevel,SplitBedrooms,WalkInClosets

**Security Features:** DoorMan,LobbySecured,FireSprinklerSystem

**Association Amenities:** Marina,BusinessCenter,Clubhouse,FitnessCenter,HobbyRoom,Other,Playground,SpaHotTub,Elevators

**Window Features:** ImpactGlass

**Exterior Features:** Balcony,SecurityHighImpactDoors

**Heating:** Central,Electric

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

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# Nearby Schools

**Middle Or Junior School:** Highland Oaks **Elementary School:** Aventura Waterways

**High School:** Michael Krop

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# Expenses, Fees & Taxes

**Association Fee:** \$1,789

**Tax Annual Amount:** \$6,998

**Tax Year:** 2025

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# Miscellaneous

**Association Fee Frequency:** Monthly **List Office Name:** One Sotheby's International Realty

**Listing Terms:** Cash,Conventional

