



A11646105 © Miami MLS® 2024

**\$625,000**

## **3131 NE 188TH ST 1-810**

<https://atriumataventura.com>

THE ATRIUM AT AVENTURA CONDO UNIT 1-810 UNDIV  
0.00382637% INT IN COMMON ELEMENTS OFF REC 25456-2483  
COC 25912-4042 08 2007 1 Huge price reduction! under market  
value! No special assessments well managed building! Don't miss  
it. Aventura Strategic location offering the perfect balance of  
tranquility and accessibility to shopping and dining, Ocean,  
international airport convenient [...]

- 2 beds
- 2 baths
- Condominium
- Residential
- Active
- 1241 sq ft

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## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Floors:** 12 floors

**Year built:** 2007

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

**Type:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area:** 1241 sq ft

**View:** City

**County:** Miami-Dade

## Building Details

**Construction Materials:** Block

**Covered Spaces:** 1

**Garage Spaces:** 1

**Floor covering:** CeramicTile, Marble

## Amenities & Features

**Parking Features:** Assigned,Covered,OneSpace,Valet

**Security Features:**  
DoorMan,SecuredGarageParking,LobbySecured,SmokeDetectors

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

**Association Amenities:**  
BikeStorage,Clubhouse,Elevators,FitnessCenter,Sauna

**Waterfront Features:** IntracoastalAccess

**Window Features:** Blinds,ImpactGlass

**Cooling:** CentralAir

**Exterior Features:** Balcony

**Heating:** Central

**Interior Features:**  
BedroomOnMainLevel,WalkInClosets,Elevator

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

## Nearby Schools

**Middle Or Junior School:** Highland Oaks

**Elementary School:** Aventura Waterways

**High School:** Michael Krop

## Expenses, Fees & Taxes

**Association Fee:** \$1,176

**Tax Annual Amount:** \$6,131

**Tax Year:** 2023





# Miscellaneous

**Association Fee Frequency:** Monthly **List Office Name:** United Real Estate Advisors

**Listing Terms:** Cash,Conventional

