



**\$679,000**

## **3131 NE 188TH ST 2-506**

<https://atriumataventura.com>

THE ATRIUM AT AVENTURA CONDO UNIT 2-506 UNDIV  
0.00486544% INT IN COMMON ELEMENTS OFF REC 25456-2483  
COC 25932-3198 09 2007 1 Spacious and modern, this 2-bedroom + den, 2.5-bath residence is located in one of Aventura's most desirable buildings and best lines. Designed for comfort and style, the apartment offers a generous layout with a [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 1578 sq ft

## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Floors:** 12 floors

**Year built:** 2007

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

**Type:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 1 half bath

**Area:** 1578 sq ft

**View:** Bay, Canal, Intercoastal

**County:** Miami-Dade

## Building Details

**Construction Materials:** Block

**Garage Spaces:** 1

**Covered Spaces:** 1

**Floor covering:** Ceramic Tile, Tile

## Amenities & Features

**Pool Features:** Association, Heated

**Parking Features:** Assigned, Attached, Garage, One Space

**Security Features:**

Closed Circuit Cameras, Door Man, Elevator Secured, Secured Garage Parking, Lobby Secured

**Accessibility Features:** Other

**Association Amenities:**

Billiard Room, Marina, Business Center, Clubhouse, Fitness Center, Playground, Pool, Sauna, Spa, Hot Tub, Elevators

**Waterfront Features:**

Canal Front, No Fixed Bridges, Ocean Access

**Utilities:** Cable Available

**Window Features:** Impact Glass

**Cooling:** Central Air

**Exterior Features:**

Security, High Impact Doors

**Furnished:** Unfurnished

**Heating:** Central

**Interior Features:**

**Appliances:** Other

Dual Sinks, Eat-in Kitchen, Jetted Tub, Living Dining Room, Main Living Area Entry Level, Separate Shower

## Nearby Schools

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

**High School:** Don Soffer Aventura

## Expenses, Fees & Taxes

**Association Fee:** \$1,520

**Tax Annual Amount:** \$5,515

**Tax Year:** 2024



## Miscellaneous

**Association Fee Frequency:** Monthly

**Listing Terms:** Cash,Conventional

**List Office Name:** Douglas Elliman

**Direction Faces:** East

