



\$695,000

3131 NE 188TH ST 2-605

<https://atriumataventura.com>

THE ATRIUM AT AVENTURA CONDO UNIT 2-605 UNDIV

0.00441628% INT IN COMMON ELEMENTS OFF REC 25456-2483

Upgraded designer unit in an Exceptional Building, Move-in ready, 2 bedroom, 2.5 bathroom, porcelain floors, floor to ceiling kitchen cabinets, custom millwork, upgraded appliances, tracked blackouts plus curtains on all bedrooms, screwless wallplates on all switches and outlets, dimmed [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 1432 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: 1432 sq ft

View: Canal,City,Pool

County: Miami-Dade

Building Details

Architectural Style: HighRise

Covered Spaces: 1

Construction Materials: Block

Garage Spaces: 1

Amenities & Features

- Pool Features:** Association,Heated

Security Features: DoorMan,SecuredGarageParking,KeyCardEntry,FireSprinklerSystem,SmokeDetectors

Accessibility Features: AccessibleElevatorInstalled

Waterfront Features: CanalFront,OceanAccess,Seawall

Window Features: Blinds,ImpactGlass

Exterior Features: Balcony,SecurityHighImpactDoors

Heating: Central,Electric

Appliances: Dryer,Dishwasher,ElectricRange,Disposal,Refrigerator,SelfCleaningOven,Washer
- Parking Features:** Attached,Covered,Garage,OneSpace,Valet,GarageDoorOpener

Patio & Porch Features: Balcony,Open

Association Amenities: BoatDock,BikeStorage,BusinessCenter,Clubhouse,FitnessCenter,Playground,Pool,Sauna,SpaHotTub,Trash,Elevators

Utilities: CableAvailable

Cooling: CentralAir,Electric

Furnished: Negotiable

Interior Features: Bidet,DualSinks,EatInKitchen,JettedTub,LivingDiningRoom,Other,Pantry,SplitBedrooms,SeparateShower,WalkInClosets,Elevator

Features: ExteriorLighting

Nearby Schools

Middle Or Junior School: Highland Oaks

Elementary School: Aventura Waterways

High School: Michael Krop

Expenses, Fees & Taxes

Association Fee: \$1,379

Tax Annual Amount: \$5,393

Tax Year: 2025





Miscellaneous

Association Fee Frequency: Monthly **List Office Name:** Premier Brokers International
Listing Terms: Cash,Conventional,FHA,Other **Direction Faces:** Northwest

