



**\$849,000**

## 3131 NE 188TH ST 2-808

<https://atriumataventura.com>

THE ATRIUM AT AVENTURA CONDO UNIT 2-808 UNDIV  
0.00554377% INT IN COMMON ELEMENTS OFF REC 25456-2483  
COC 25952-0066 09 2007 1 Rarely available corner residence at  
The Atrium at Aventura! This spacious 3-bedroom + den, 2.5-bath  
home offers an open floor plan with floor-to-ceiling windows that  
fill the space with natural light. Enjoy a modern [...]

- 3 beds
- 3 baths
- Condominium
- Residential
- Active
- 1798 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:** 3 beds

**Half baths:** 1 half bath

**Area:** 1798 sq ft

**View:** Garden, Other

**County:** Miami-Dade



# Building Details

Construction Materials: Block

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

**Cooling:** CentralAir

**Heating:** Central

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

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

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

**Waterfront Features:** CanalFront,IntracoastalAccess,NavigableWater,OceanAccess

**Exterior Features:** Balcony,SecurityHighImpactDoors

**Interior Features:** BuiltInFeatures,BedroomOnMainLevel,KitchenIsland,SplitBedrooms,WalkInClosets

# Nearby Schools

Middle Or Junior School: Highland Oaks

Elementary School: Aventura Waterways

# Expenses, Fees & Taxes

Association Fee: \$1,732

Tax Annual Amount: \$10,130

Tax Year: 2024

# Miscellaneous

Association Fee Frequency: Monthly

List Office Name: Finvarb Realty, Inc.

Listing Terms: Cash,Conventional

