

# 2950 NE 188TH ST 203 AVENTURA FL 33180

<https://www.cays.com>

\$ 449,000.00



Enjoy luxury waterfront living in Artech Residences. This unit comes w/ porcelain floors throughout, new air conditioner, electric blackout drapes, decorator's Murphy bed in bedroom, enhanced lighting, upgraded bathroom mirror and fan. Over \$25k in upgrades. Unit comes with 1 designated, covered parking space and 1 storage unit. Unit features...

- 1 bath
- Condominium
- Residential

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Phone: 305.6000.958

Email: [www.cays.com](http://www.cays.com)

Address: Cays Realty - Miami Real Estate Company, 1000 5th Street Ste 1320, Miami Beach, FL 33139

## BASIC FACTS

**MLS #:** A11400846

**Bathrooms:** 1

**Area:** 779 sq ft

**Year built:** 2008

**Type:** Condominium

**Post Updated:** 2023-07-16 02:54:38

**Bathrooms Full:** 1

**Lot Size Units:** Square Feet

**Status:** Active

## ROOMS & UNITS DESCRIPTION

**Unit Number:** 203

## PROPERTY FEATURES

**Exterior Features:**

Barbecue,Courtyard,Security/High Impact Doors

**Waterfront Features:** Canal Front

**Parking Features:** Assigned,Covered,One Space

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Ceramic Tile

**Garage Y/N:** 1

**Interior Features:** Built-in Features,Closet Cabinetry,Walk-In Closet(s),Elevator

**Window Features:** Blinds,Impact Glass

**Appliances:** Dryer,Dishwasher,Electric Water Heater

**Association Amenities:** Basketball Court,Boat Dock,Billiard Room,Bike Storage,Business Center,Clubhouse,Fitness Center,Barbecue,Picnic Area,Elevator(s)

**Cooling:** Central Air

**Covered Spaces:** 1

**Garage Spaces:** 1

**Heating:** Central

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**Heating Y/N:** 1

**View:** Canal

**Entry Level:** 2

**Property Attached Y/N:** 1

**Stories Total:** 8

**Pets Allowed:** Size Limit,Yes

**View Y/N:** 1

**Entry Location:** 2

**Waterfront Y/N:** 1

## PROPERTY DETAILS

**Total Building Area:** 779 sq ft

**Parcel Number:** 28-22-03-085-0110

**Subdivision Name:** ARTECH RESIDENCES  
AT AVEN

**Possession:** Closing & Funding

## FEES & TAXES

**Tax Annual Amount:** \$ 3,709.00

**Tax Legal Description:** ARTECH  
RESIDENCES AT AVENTURA CONDO UNIT 203  
UNDIV 0.2274% INT IN COMMON ELEMENTS  
OFF REC 26531-1484

**Tax Year:** 2022

**Association Fee:** \$ 732.00

**Association Fee Frequency:** Monthly

**Association Fee Includes:**  
Amenities,Common Areas,Cable  
TV,Internet,Maintenance  
Grounds,Maintenance  
Structure,Pool(s),Recreation  
Facilities,Sewer,Security,Trash,Water

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