

3131 NE 188 ST 1-1101 AVENTURA FL 33180

<https://www.cays.com>

\$ 1,025,000.00



Experience an amazing lifestyle at its finest. Stunning waterfront 1,818 sf ft condo with breathtaking views and a huge balcony that provides the perfect setting for relaxing and entertaining. The interior boasts top-of-the-line features, including double door entry, marble floors throughout, floor to ceiling windows, electrical window shades, custom closets,...

- 3 beds
- 3 baths
- Condominium

CALL US NOW

Phone: 305.6000.958

Email: www.cays.com

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

BASIC FACTS

MLS #: A11384686	Post Updated: 2024-02-11 17:47:22
Bedrooms: 3	Bathrooms: 3
Bathrooms Half: 1	Bathrooms Full: 2
Area: 1818 sq ft	Lot Size Units: Square Feet
Year built: 2007	Status: Active
Type: Condominium	

ROOMS & UNITS DESCRIPTION

Unit Number: 1-1101	Number of Units in the Community: 192
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PROPERTY FEATURES

Building Features: Exterior Lighting	Exterior Features: Balcony,Security/High Impact Doors
Interior Features: Bidet,Built-in Features,Bedroom on Main Level,Dual Sinks,Entrance Foyer,First Floor Entry,Kitchen Island,Living/Dining Room,Main Living Area Entry Level,Split Bedrooms,Separate Shower	Waterfront Features: Canal Front
Window Features: Blinds,Impact Glass,Sliding	Pool Features: Association
Parking Features: Assigned,Attached,Covered,Garage,Two or More Spaces	Security Features: Door Man,Secured Garage/Parking,Key Card Entry,Smoke Detector(s)
Appliances: Dryer,Dishwasher,Electric Range,Electric Water Heater,Disposal,Microwave,Refrigerator,Washer	Architectural Style: High Rise

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Association Amenities:
Marina,Clubhouse,Fitness
Center,Playground,Pool,Trash,Elevator(s)

Cooling: Central Air,Electric

Covered Spaces: 2

Furnished: Unfurnished

Garage Y/N: 1

Heating Y/N: 1

View: Canal,Intercoastal,Water

Entry Level: 11

Patio and Porch Features: Balcony,Open

Waterfront Y/N: 1

Stories Total: 12

Construction Materials: Block

Cooling Y/N: 1

Flooring: Marble

Garage Spaces: 2

Heating: Central,Electric

Pets Allowed: Conditional,Yes

View Y/N: 1

Entry Location: 11

Property Attached Y/N: 1

Attached Garage Y/N: 1

PROPERTY DETAILS

Total Building Area: 1818 sq ft

Subdivision Name: THE ATRIUM AT
AVENTURA CO

Possession: Closing & Funding

Disclosures: Flood Plain Disclosure

Parcel Number: 28-22-03-079-0080

FEES & TAXES

Tax Annual Amount: \$ 9,428.00

Tax Legal Description: THE ATRIUM AT
AVENTURA CONDO UNIT 1-1101 UNDIV
0.00560544% INT IN COMMON ELEMENTS
OFF REC 25456-2483 COC 25835-1716 07
2007 1

Tax Year: 2022

Association Fee: \$ 1,724.00

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Association Fee Frequency: Monthly

Association Fee Includes:

Amenities,Common Areas,Cable
TV,Insurance,Maintenance
Structure,Parking,Reserve
Fund,Sewer,Security,Trash,Water

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