



## 2950 NE 188TH ST 312

<https://artechaventura.com>

ARTECH RESIDENCES AT AVENTURA CONDO UNIT 312 UNDIV  
0.4529% INT IN COMMON ELEMENTS OFF REC 26531-1484

Discover contemporary waterfront living in this beautiful, modern two-story condo at Artech Residences, Aventura. Spanning 1,552 sq ft, this bright and new home features two spacious bedrooms with ensuite baths and private balconies, plus an enclosed first-floor den perfect [...]

**\$785,000**

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 1552 sq ft

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### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Floors:** 9 floors

**Year built:** 2008

**Subdivision Name:** ARTECH RESIDENCES AT AVEN

**Type:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area:** 1552 sq ft

**View:** Canal

**County:** Miami-Dade

## Building Details

**Construction Materials:** Block

**Covered Spaces:** 2

**Garage Spaces:** 2

**Floor covering:** Other

### Amenities & Features

**Pool Features:** Association

**Security Features:** DoorMan,ElevatorSecured,LobbySecured,FireSprinklerSystem

**Waterfront Features:** Other

**Exterior Features:** SecurityHighImpactDoors,TennisCourts

**Interior Features:** Elevator,Other,WalkInClosets

**Parking Features:** TwoOrMoreSpaces,GarageDoorOpener

**Association Amenities:** BoatDock,Marina,BusinessCenter,Clubhouse,Elevators,FitnessCenter,Barbecue,PicnicArea,Pool,SpaHotTub,TennisCourts

**Cooling:** CentralAir

**Heating:** Central

**Appliances:** Dryer,Dishwasher,IceMaker,Microwave

## Nearby Schools

**Middle Or Junior School:** Highland Oaks

**Elementary School:** Aventura Waterways

## Expenses, Fees & Taxes

**Association Fee:** \$1,917

**Tax Annual Amount:** \$7,975

**Tax Year:** 2024

## Miscellaneous



**Association Fee Frequency:** Monthly **List Office Name:** The Corcoran Group

**Listing Terms:** Cash,Conventional

