



A11862617 © Miami MLS © 2025

**\$795,000**

## **2950 NE 188TH ST 315**

<https://artechaventura.com>

ARTECH RESIDENCES AT AVENTURA CONDO UNIT 315 UNDIV

0.4529% INT IN COMMON ELEMENTS OFF REC 26531-1484

Stunning 2BD/3BA at Artech by Carlos Ott with spectacular water views. Renovated kitchen w/ top appliances, island & tile floors.

Luxury amenities: marina w/ 110-ft slips, pool, spa, gym, racquetball, tennis, cinema, billiards, lounge, valet & concierge.

Prime Aventura [...]

- 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

**Type:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area:** 1552 sq ft

**View:** Canal

**County:** Miami-Dade

## Building Details

**Construction Materials:** Block

**Garage Spaces:** 1

**Covered Spaces:** 1

**Floor covering:** CeramicTile

### Amenities & Features

**Pool Features:** Association,Heated

**Security Features:** ElevatorSecured,SecuredGarageParking,LobbySecured,FireSprinklerSystem,SmokeDetectors

**Association Amenities:** BilliardRoom,BikeStorage,BusinessCenter,Clubhouse,FitnessCenter,HobbyRoom,Pool,Sauna,SpaHotTub,TennisCourts,Elevators

**Window Features:** ImpactGlass

**Exterior Features:** Balcony,Other,TennisCourts

**Interior Features:** Elevator,Other

**Parking Features:** OneSpace,Valet,GarageDoorOpener

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

**Waterfront Features:** Other

**Cooling:** CentralAir

**Heating:** Central

**Appliances:** Dryer,Dishwasher,ElectricRange,ElectricWaterHeater,Disposal,IceMaker,Microwave,Refrigerator,Washer

## Expenses, Fees & Taxes

**Association Fee:** \$1,892

**Tax Year:** 2024

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

## Miscellaneous

**Association Fee Frequency:** Monthly

**List Office Name:** Elite International Realty Inc

**Listing Terms:** Cash,Conventional

