



A11888327 © Miami MLS © 2025

<https://artechaventura.com>

ARTECH RESIDENCES AT AVENTURA CONDO UNIT 546 UNDIV
0.5419% INT IN COMMON ELEMENTS OFF REC 26531-1484
LUXURY TRI LEVEL CONDO IN BEAUTIFUL ARTECH DESIGNED BY
CARLOS OTT AWAITS YOU! THIS SPACIOUS 3 BEDROOM, 3 1/2
BATH CONDO WITH PRIVATE ROOF TOP DECK TO ENJOY THE
MAGNIFICENT WATER VIEWS. PREMIUM CLOSETS, MODERN
BATHROOMS, SPACIOUS FLOOR PLAN, [...]

\$1,049,000

- 3 beds
- 4 baths
- Condominium
- Residential
- Active
- 1858 sq ft

Basics

Category: Residential

Status: Active

Bathrooms: 4 baths

Floors: 5 floors

Year built: 2008

Subdivision Name: ARTECH RESIDENCES AT AVEN

Type: Condominium

Bedrooms: 3 beds

Half baths: 1 half bath

Area: 1858 sq ft

View: Canal, Pool

County: Miami-Dade



Building Details

Architectural Style: HighRise,Penthouse

Construction Materials: Block

Covered Spaces: 2

Garage Spaces: 2

Floor covering: Tile

Amenities & Features

Pool Features: Association

Security Features: ClosedCircuitCameras,LobbySecured,SmokeDetectors

Association Amenities: BoatDock,BusinessCenter,Clubhouse,FitnessCenter,Pool,Sauna,SpaHotTub,TennisCourts,Elevators

Window Features: ImpactGlass

Exterior Features: Balcony,Barbecue,SecurityHighImpactDoors,Patio

Heating: Central,Electric

Parking Features: TwoOrMoreSpaces,Valet

Patio & Porch Features: Balcony,Open,Patio

Waterfront Features: CanalFront

Cooling: CentralAir,Electric

Furnished: Unfurnished

Interior Features: BreakfastArea,ClosetCabinetry,DualSinks,SecondFloorEntry,LivingDiningRoom,SeparateShower,UpperLevelPrimary,WalkInClosets,Elevator

Appliances: Dryer,Dishwasher,ElectricRange,Disposal,Microwave,Refrigerator,SelfCleaningOven,Washer

Nearby Schools

Middle Or Junior School: Highland Oaks

Elementary School: Aventura Waterways

Expenses, Fees & Taxes

Association Fee: \$2,245

Tax Annual Amount: \$13,656

Tax Year: 2024

Miscellaneous

Association Fee Frequency: Monthly

List Office Name: Terrabella Realty

Listing Terms: Cash,Conventional

