



Price: \$266,000

MLS Number: F10556384

Condo / Town Home

18151 NE 31st Ct Unit 1216, Aventura, Florida 33160 USA

Beds: 3

Baths: 2

Half Baths: 1

Taxes: \$6,324

Living Area: 1,610

Unit: 1216

HOA Fees: \$1,449

Waterfront: YES

Year Built: 1981

Community: THE CLIPPER

Subdivision: THE CLIPPER

Elementary School: Aventura Waterways

Junior High: Highland Oaks

High School: Dr. Michael M. Krop

ABOUT THIS PROPERTY

Excellent price for this is a spacious, corner unit with a large open balcony and beautiful lake & city views. The unit is recorded as 3-bedroom 2.5 bath having 1,610 SF of living area in public records. It appears the 3rd bedroom was initially a den, and the prior owner removed the walls to make a large living room (unit is currently a 2/2.5).Â Enjoy relaxing views of the Lake and the City of Aventura. Easy to show, property is vacant and has a LBX. Sold AS-IS. Seller-Broker has NO prior history or disclosures. Buyer solely responsible to verify HOA Fees. Assessments, Violations, etc.

FEATURES

Community:	Pool Table(s), Community In-door Swimming Pool, Picnic Area(s)
Exterior:	Balcony
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Cooktop Range, Dishwasher, Refrigerator, Clothes Dryer
Scenery:	Lake View, Lake Frontage
Style:	Highrise

PROPERTY
LOCATION



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