



A11954081 SEFMLS© 2026

**Price: \$499,000**

**MLS Number: A11954081**

**Condo / Town Home**

**3255 NE 184th St Unit 12306, Aventura, Florida 33160 USA**

**Beds: 2**

**Baths: 1**

**Half Baths: 1**

**Living Area:** 1,024

**Unit:** 12306

**HOA Fees:** \$945

**Waterfront:** YES

**Year Built:** 1997

**Community:** VILLAGE BY THE BAY CONDO

**Subdivision:** VILLAGE BY THE BAY CONDO

**Elementary School:** Aventura Waterways

**Junior High:** Highland Oaks

## ABOUT THIS PROPERTY

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Well-maintained 2BR/2BA residence in a building with the best waterfront views of the bay and ocean at Village by the Bay, a prime location. OPPORTUNITY - rentals allowed up to 12 times per year (minimum 30 days), including short-term rentals. Leasing allowed. Unit has been updated with contemporary finishes. A/C replaced in 2023. Full-size washer and dryer (2023). Functional layout with open-concept living area. Community offering luxury resort-style amenities: two heated pools (including bayfront pool), two lighted tennis courts, fitness center, BBQ areas, dog park, fully gated with security. Pet-friendly (2 pets, any size). Water and cable included in HOA. Prime walkable location. Aventura Mall - 5 minutes. Beaches - approx. 7 minutes. Zoned for A-rated schools. Ideal as a primary residence or investment property. Most desirable waterfront communities. Interior photos with furniture - virtual staging.

PROPERTY  
LOCATION

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Image



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