





Price: \$429,000		MLS Number: A11768771		Condo / Town Home	
3245 NE 184 St Unit 13205, Aventura, Florida 33160 USA					
Beds: 2		Baths: 2		Living Area: 1,077	
Unit: 13205		HOA Fees: \$972		Waterfront: YES	
Year Built: 1997					
Community: VILLAGE BY THE BAY CONDO			Subdivision: VILLAGE BY THE BAY CONDO		

ABOUT THIS PROPERTY

BRING YOUR OFFER: DREAM CONDO BY THE BAY....DISCOVER AN UNPARALLELED LIFESTYLE IN THIS 2 BEDROOM BATHROOM CONDO NESTED IN A HIGHLY SOUTH AFTER-COMMUNITY ON THE BAY FRONT, WITH CANAL ACCESS TO INTRACOASTAL BRAND NEW WATER HEATER (INSTALLED NOVEMBER 2024)AND A 2017 A/C STILL UNDER WARRANTY. REGULAR MAINTENANCE. HURRICANE RATED ROLLER SHUTTERS, WASHER AND DRYER. THE CARPET HAS BEEN PROFESSIONALLY REMOVED, WITH THE FLOORS SEALED AND PREPPED FOR YOUR CHOICE OF CUSTOM FLOORING. BREEZELINE CABLE EQUIPMENT, ELECTRIC CAR CHARGING STATIONS COMING SOON. ENTIRE COMPLEX ROOF REPLACED IN 2023. PASSED 30 YEAR INSPECTION IN LATE 2024 WITH NO ISSUES FOUND AND NO IMPACT ON RESERVES...SELLER HAS SPECIAL ASSESSMENTS IN FULL BEFORE CLOSING...



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