



Ap1768728 © Miami MLS © 2025



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 WITH 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...

PROPERTY LOCATION

Image



©2025 | BRECO REALTY GROUP, LLC,
YOUR REAL ESTATE ADVISOR IN MIAMI
USA: + 1.954.884.5050

BRECO@BRECREALTY.COM | [PRIVACY POLICY](#) |
[ACCESSIBILITY](#)

