



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

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. This is a GREAT OPPORTUNITY for those who want to live in a luxury community with rentals allowed up to 12 times per year (minimum 30 days), including short-term rentals. Leasing allowed. The unit has been updated with contemporary finishes. A/C replaced in 2023. Full-size washer and dryer (2023). Functional layout with a large open living area. The 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, steps away from Aventura Mall (approx. 5 minutes). Beaches (approx. 7 minutes). Zoned for A-rated schools. Ideal as a primary residence or investment property in one of the most desirable waterfront communities. Interior photos with furniture are virtual staging.

PROPERTY LOCATION

Image



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