



A12011168 SEFMLS© 2025



**Price: \$594,950**

**MLS Number: A12011168**

**Condo / Town Home**

**18550 NE 23rd Ct Unit 202, Miami, Florida 33180 USA**

**Beds: 1**

**Baths: 1**

**Unit: 202**

**HOA Fees: \$12,673**

**Waterfront: YES**

**Year Built: 2026**

**Community: CANAL BY IQ**

**Subdivision: CANAL BY IQ**

**Elementary School: Ojus**

**Junior High: Hidden Oaks**

**High School: Michael Krop**

## ABOUT THIS PROPERTY

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Welcome to Canal West Aventura, an exclusive 34-unit boutique luxury condominium beautifully situated along the scenic Old Cut Canal. This 1,000 SF, 1-bedroom, 1-bathroom residence features premium Ornare kitchens, convenient in-unit washer and dryer, and inviting private balconies. The building offers exclusive riverfront access, a riverside pool, fitness center, and a rooftop patio with luxurious hot tubs, grilling stations, and views. The location is near a transit station, restaurants, cafés, and Greynolds Park. Estimated completion: Q4 2027. Short-term rental friendly. Limited availability.

# PROPERTY LOCATION

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Image



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