

INES FLAX

YOUR PREMIER OCEANFRONT SPECIALIST
& MOST TRUSTED NAME IN SOUTH FLORIDA REAL ESTATE.



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 Waterfront. This is a true INVESTMENT OPPORTUNITY â€” rentals allowed up to 12 times per year (minimum 30 days), including short-term rentals. The unit is in good condition. Bathrooms have been updated with contemporary finishes. A/C replaced in 2023. Full-size washer and dryer. Walk-in closet. Mediterranean-style community offering luxury resort-style amenities: two heated pools (including bay view pool), clubhouse with theater and party rooms, two BBQ areas, dog park, fully gated with security. Pet-friendly (2 pets max). Aventura location: Publix Fresh Market, dining, shopping, and parks just steps away. Aventura Mall â€” 5 minutes. B great for primary residence, second home, or income-producing investment in one of Aventura's most desirable waterfront communities.

