

INES FLAX

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



A11954081 SEFMLS© 2026

Price: \$499,000

MLS Number: A11954081

Condo / Town Home

3255 NE 184th St Unit 12306, Aventura, Florida 33160 USA

Beds: 2

Living Area: 1,024

Waterfront: YES

Baths: 1

Unit: 12306

Year Built: 1997

Half Baths: 1

HOA Fees: \$945

Community: VILLAGE BY THE BAY CONDO

Elementary School: Aventura Waterways

Subdivision: VILLAGE BY THE BAY CONDO

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

PROPERTY LOCATION

Image



ONE | Sotheby's
INTERNATIONAL REALTY



InesFlax@aol.com

[Disclaimer](#) [Accessibility Statement](#)