

# INES FLAX

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



A11939899 SEFMLS© 2026



**Price: \$279,000**

**MLS Number: A11939899**

**Condo / Town Home**

**18151 NE 31st Ct Unit 307, Aventura, Florida 33160 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 1,104**

**Unit: 307**

**HOA Fees: \$1,031**

**Waterfront: YES**

**Year Built: 1981**

**Community: THE CLIPPER AT BISC COVE**

**Subdivision: THE CLIPPER AT BISC COVE**

**Elementary School: Aventura Waterways**

**Junior High: Highland Oaks**

## ABOUT THIS PROPERTY

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Located in the heart of Aventura, this beautifully updated 2-bedroom, 2-bathroom condo offers a seamless, move-in-ready experience. The property features elegant granite countertops throughout, highlighting the modern bathrooms. It includes the added benefit of garage parking, making it an ideal investment in next to new condition. If the buyer does not want the furniture, the seller will remove it as well, providing a turnkey investment. The seller has already paid the current (\$31,000) 12-year special assessment in full, providing a significant financial advantage. The property is currently undergoing a major renovation project, which includes the installation of modern glass balcony railings and a remodeled gym and a modern game room fully equipped with billiards and table tennis. Enjoy two swimming pools (one indoor and one outdoor), access to the world-class Aventura Mall, premium dining, and pristine local beaches. This is a rare opportunity to acquire an up-and-coming property with major capital improvements already funded, and a fresh, modern exterior on the way. Easy to show and ready for its new owner.

# PROPERTY LOCATION

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Image

