

# INES FLAX

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



A12011168 SEFMLS© 2026



**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 s district. This 604 SF, 1-bedroom, 1-bathroom residence features premium Ornare kitchens, convenient in-unit washer/dryer, and exceptional amenities, including exclusive riverfront access, a riverside pool, fitness center, and a rooftop patio with views. Located near Aventura Mall, the Brightline station, restaurants, caf  s, and Greynolds Park. Estimated completion: C. Reserve now.

# PROPERTY LOCATION

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Image

