

3169 VIA ABITARE WAY 6

<https://miamiluxuryhomes.org>

ABITARE CONDO UNIT 6 UNDIV 1/21% INT IN COMMON ELEMENTS
OFF REC 10036-1977 OR 13326-1612 0687 4 Rarely available
townhome in Abitare with private dock access! Nestled in one of
Coconut Grove's most coveted waterfront communities, this 2-
bedroom, 2.5-bathroom home offers a unique blend of privacy,
nature, and boater-friendly living. Featuring soaring ceilings, an
open, [...]

\$2,650,000

- 2 beds
- 3 baths
- Townhouse
- Residential
- Active
- 2427 sq ft

Basics



Category: Residential

Status: Active

Bathrooms: 3 baths

Floors: 2, 3 floors

Year built: 1978

Subdivision Name: ABITARE CONDO

Type: Townhouse

Bedrooms: 2 beds

Half baths: 1 half bath

Area: 2427 sq ft

View: Garden,Pool

County: Miami-Dade

Building Details

Construction Materials: Block

Garage Spaces: 2

Floor covering: Tile

Covered Spaces: 4

Levels: Two

Amenities & Features

- Pool Features:** Association

Security Features: ComplexFenced,DoorMan,SecurityGuard

Association Amenities: BoatDock,Other,Pool

Utilities: CableAvailable

Cooling: CentralAir

Furnished: Unfurnished

Features: ExteriorLighting
- Parking Features:** Attached,Garage,TwoOrMoreSpaces,GarageDoorOpener

Patio & Porch Features: Balcony,Deck,Open

Waterfront Features: Bayfront,OceanAccess

Window Features: Other,ImpactGlass,Skylights

Exterior Features: Balcony,Deck,Fence,Other,PrivacyWall

Heating: Central

Interior Features: BuiltInFeatures,BreakfastArea,DiningArea,SeparateFormalDiningRoom,EatInKitchen,FirstFloorEntry,Other,SittingAreaInPrimary,Skylights,UpperLevelPrimary,VaultedCeilings,WalkInClosets
- Appliances:** Dryer,Disposal,Microwave,Other,Refrigerator,Washer

Nearby Schools

Middle Or Junior School: Ponce De Leon

High School: Coral Gables

Elementary School: Coconut Grove

Expenses, Fees & Taxes

Association Fee: \$2,200

Tax Year: 2025

Tax Annual Amount: \$9,094





Miscellaneous

Association Fee Frequency: Monthly **List Office Name:** One Sotheby's International Realty

Listing Terms: Cash,Conventional

