



**\$3,500,000**

## **3196 VIA ABITARE WAY 20**

<https://miamiluxuryhomes.org>

ABITARE CONDO UNIT 20 UNDIV 1/21% INT IN COMMON  
ELEMENTS OFF REC 10036-1977 OR 17665-4291 0697 1 COC  
25570-4208 04 2007 1 Rarely available, this 3-bedroom, 3.5-bath  
townhome is located in Abitare, an exclusive waterfront gated  
community in historic Coconut Grove. This enclave blends natural  
beauty with luxurious living, set within a serene hardwood  
hammock [...]

- 3 beds
- 4 baths
- Condominium, Townhouse
- Residential
- Active
- 2872 sq ft

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## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Floors:** 1 floor

**Year built:** 1978

**Subdivision Name:** ABITARE CONDO

**Type:** Condominium, Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area:** 2872 sq ft

**View:** Garden

**County:** Miami-Dade

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## Building Details

**Architectural Style:** TriLevel

**Covered Spaces:** 2

**Floor covering:** Tile, Wood

**Construction Materials:** Block

**Levels:** MultiSplit

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### Amenities & Features

**Pool Features:** Association

**Security Features:** SecurityGuard

**Association Amenities:** Marina, Pool

**Window Features:** ImpactGlass, Skylights

**Exterior Features:** Balcony, Deck, Patio, SecurityHighImpactDoors

**Interior Features:**

BedroomonMainLevel, BreakfastArea, DualSinks, FirstFloorEntry, Fireplace, HighCeilings, LivingDiningRoom, SplitBedrooms, Skylights, SeparateShower, UpperLevelPrimary, VaultedCeilings, Elevator

**Parking Features:** AttachedCarport, TwoorMoreSpaces

**Patio & Porch Features:** Balcony, Deck, Open, Patio

**Waterfront Features:** BayFront, OceanAccess

**Cooling:** CentralAir, CeilingFans, Electric

**Heating:** Central, Electric

**Appliances:**

BuiltInOven, Dryer, Dishwasher, ElectricRange, ElectricWaterHeater, Microwave, Refrigerator, TrashCompactor, Washer

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## Expenses, Fees & Taxes

**Association Fee:** \$1,350

**Tax Year:** 2023

**Tax Annual Amount:** \$40,382

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## Miscellaneous

**Association Fee Frequency:** Monthly

**Listing Terms:** Cash, Conventional

**List Office Name:** BHHS EWM Realty

**Direction Faces:** East

