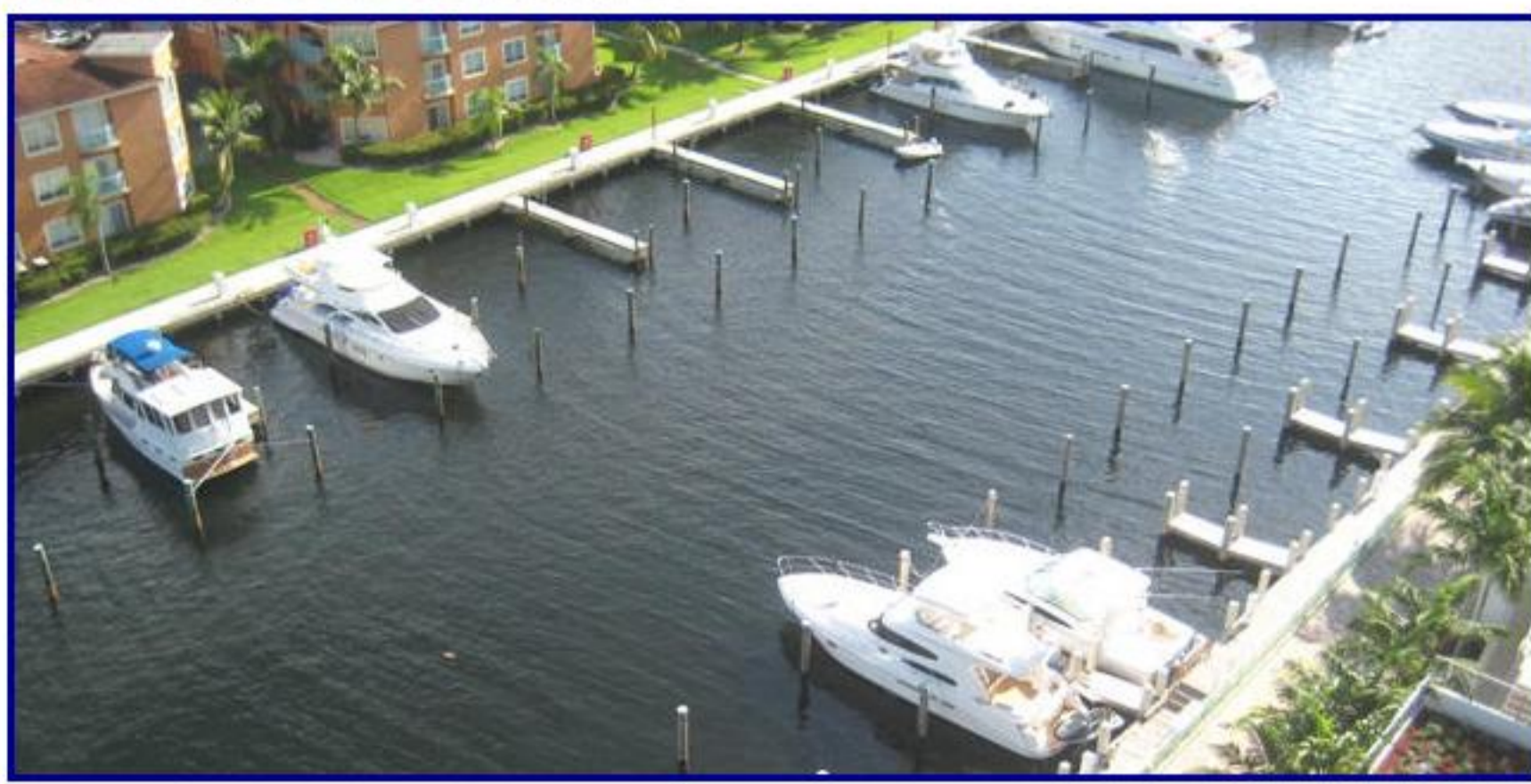


# Foreclosed Properties

**UPTOWN MARINA LOFTS**

3029 NE 188 ST. #1106 AVENTURA, FL 33180



Balcony



Bay Windows



View from Kitchen



Family Room



Top Line Kitchen w/ Wine Cooler



## Waterfront Loft Penthouse with 16' high ceiling.

This is a spacious loft with 2 full bathrooms. It can easily be converted to a 1 bedroom plus den or 2 bedroom condo by separating the space. Only the penthouse has 16 foot high ceilings and a wine cooler installed in the kitchen.

Kitchen has granite countertops with top-of-the-line upgraded appliances.

Uptown Marina Lofts, built in 2006, reinterprets residential loft living with refined tropical perfection. Here resort-lifestyle merges with sleek industrial-chic; an modern technology serves only to enhance your everyday experience.

*This is not a short sale. This property is owned free and clear without a mortgage. It has gone through foreclosure process; the title has been cleaned. The condo is in great condition ready to move in today.*

### Unit Specifications:

Bedrooms	Loft (2)
Baths	2
Floor to ceiling glass	Yes
Flooring	Tile & Carpet
Living Area	816 sq ft
Total Area	1060 sq ft
Monthly HOA	\$535.42
Property Tax	~ 2% of assessed value
Parking	2 spaces included, valet for guests
Rentals	Permitted
Pets	Permitted

Highest Closed-Sale (Similar Unit): \$585,000 (unit 1115)

This unit (1106) originally sold for: \$470,000

**OWN IT FOR ONLY: \$230,000**

\*Cash Purchase

## Why is this a deal? Look at these comparables:

SOLD		FOR SALE	
Unit #	Price	Available now (not short sales)	
# 1116	\$ 295,000 sold on 1/30/2009 penthouse	# 502	\$ 320,000 available now low floor
# 515	\$ 295,000 sold on 10/14/2008 low floor	# 1006	\$ 360,000 available now
# 516	\$ 260,000 sold on 8/22/2008 low floor	# 424	\$ 259,200 available now low floor

### RENT RATES

Only 5 available, asking \$1500-\$1750 per month for comparable (non-penthouse) units.

### Building Features (Subject to change):

<b>Type:</b> Condo, Lofts	• Boat Slips
<b>Prices:</b> \$199,000 - \$730,000	• Marina
<b>Year Built:</b> 2007	• Smart Building
<b>Sizes:</b> 816 - 1,800 sq ft	• Tennis
<b>Bedrooms:</b> 1 to 3	• Pool
<b>Waterfront:</b> Canal	• Spa
<b>Pets:</b> Yes - 2 allowed	• Fitness Center
<b>Rent:</b> Yes - 2 times/year 6-mo min.	• Security
<b>Total Units:</b> 213	• Valet
<b>Number of Stories:</b> 11	• Golf
<b>Maint. Average:</b> \$0.486/SqFt	• Concierge
	• Bar
	• Business Center
	• Basketball
	• Storage

