

# Foreclosed Properties

**UPTOWN MARINA LOFTS**

3029 NE 188 ST. #1118 AVENTURA, FL 33180



Balcony



Living Room View



Kitchen



Bedroom View



Large rooftop patio w/ Jacuzzi hookup



## Waterfront Loft Penthouse with 16' high ceiling.

This is a spacious loft with 3 full bathrooms. The bedrooms are open as a loft, but can be partitioned easily. Only the penthouse has 16 foot high ceilings, a wine cooler installed in the kitchen, and best of all--- a large private rooftop patio with Jacuzzi hookups.

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

The large rooftop terrace is private and locked only for the owner of this penthouse unit. There is a water/power/phone/internet connections perfect for a Jacuzzi and you can have a BBQ grill on the roof.

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.*

### Unit Specifications:

Bedrooms	Loft (3 beds)
Baths	2
Floor to ceiling glass	Yes
Flooring	Tile & Carpet
Living Area	1204 sq ft
Total Area	1607 sq ft
Monthly HOA	\$790.19
Property Tax	~ 2% of assessed value
Parking	1 space included, valet for guests
Rentals	Permitted
Pets	Permitted



Highest Closed-Sale (Lower Unit): \$836,000 (unit 508)

This unit (1118) originally sold for: \$518,600

**OWN IT FOR ONLY: \$359,900**

\*Cash Purchase

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

SOLD				FOR SALE			
Unit #	Price	Date	Description	Available now	Price	Available now	Description
# 611	\$ 269.60/SqFt	sold on 08/01/2009	low floor	# 708	\$ 354,900	available now	low floor
# 506	\$ 257.23/SqFt	sold on 03/13/2009	low floor	# 918	\$ 469,000	available now	low floor
# 1116	\$ 361.51/SqFt	sold on 01/30/2009	no terrace	# 405	\$ 490,000	available now	low floor

### RENT RATES

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

### Building Features (Subject to change):

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

