

A11561272 © Miami MLS © 2024



**\$1,300,000**

## **45 SW 9TH ST 4603 MIAMI FL 33130**

<https://miamirealestateinc.com>

Experience luxury living in this Lower Penthouse Unit located in the heart of Brickell. Enjoy expansive views spanning from Downtown to Coconut Grove from your spacious wrap-around balcony w/ 4 points of entry. This unit boasts custom woodwork throughout, including a foyer partition, custom kitchen cabinetry, hand-carved TV wall unit from Europe. The solid wood [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 1356 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 1356 sq ft

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 2017



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## Rooms & Units Description

**Unit Number:** 4603

**Number of Units in the Community:** 560

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## Location Details

**County Or Parish:** Miami-Dade County

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## Property details

**Direction Faces:** East

**Subdivision Name:** Brickell Heights East

**Parcel Number:** 01-41-38-157-1050 **Possession:** Closing & Funding

**Living Area Source:** Builder

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## Property Features



**Exterior Features:** Balcony,Security/High Impact Doors,Other,Porch

**Window Features:** Impact Glass

**Parking Features:** Attached,Garage,One Space,Valet

**Appliances:** Dishwasher,Electric Range,Disposal,Ice Maker,Microwave,Refrigerator

**Association Amenities:** Billiard Room,Business Center,Clubhouse,Fitness Center,Library,Playground,Pool,Sauna,Spa/Hot Tub,Trash,Elevator(s)

**Cooling:** Central Air

**Covered Spaces:** 1

**Garage Spaces:** 1

**Heating:** Central

**Pets Allowed:** Size Limit,Yes

**View Y/N:** 1

**Entry Location:** 46

**Property Attached Y/N:** 1

**Stories Total:** 50

**Interior Features:** Built-in Features,Bedroom on Main Level,Convertible Bedroom,Closet Cabinetry,Dual Sinks,Entrance Foyer,Eat-in Kitchen,Elevator,Living/Dining Room,Custom Mirrors,Main Living Area Entry Level,Separate Shower,Vaulted Ceiling(s),Walk-In Closet(s),Bar

**Pool Features:** Association,Heated

**Security Features:** Closed Circuit Camera(s),Door Man,Elevator Secured,Secured Garage/Parking,Lobby Secured,Security Guard,Smoke Detector(s)

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Ceramic Tile

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Bay,City,Intercoastal,Ocean,Water

**Entry Level:** 46

**Patio and Porch Features:** Balcony,Open,Wrap Around

**Attached Garage Y/N:** 1

**Utilities:** Cable Available

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## Miscellaneous

**Public Survey Township:** 1

**Syndication Remarks:** Luxury Living. From the moment you walk into your home, you are struck by Breath Taking Ocean Views and MiamiDowntown Skyline on the 46 Floor.

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11561272>

**Public Survey Section:** 38

**Year Built Details:** New Construction



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## Fees & Taxes

**Tax Annual Amount:**  
19700

**Tax Year:** 2023

**Tax Legal Description:**  
BRICKELL HEIGHTS EAST  
CONDO UNIT 4603  
UNDIV0.404112% INT IN  
COMMON ELEMENTS OFF  
REC 29015-1897

**Association Fee:** 1670

**Association Fee  
Frequency:** Monthly

**Association Fee Includes:** Association  
Management,Amenities,Common  
Areas,Insurance,Internet,Legal/Accounting,Maintenance  
Structure,Parking,Pest Control,Pool(s),Recreation Facilities,Reserve  
Fund,Roof,Sewer,Security,Trash,Water

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## Courtesy of

**Office Name:** Momentum Luxury Real Estate, LLC.

