

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



Rooms & Units Description

Unit Number: 4603

Number of Units in the Community: 560

Location Details

County Or Parish: Miami-Dade County

Property details

Direction Faces: East

Subdivision Name: Brickell Heights East

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

Living Area Source: Builder

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

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



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

Courtesy of

Office Name: Momentum Luxury Real Estate, LLC.

