

\$1,000,000

## 90 SW 3RD ST 3604 MIAMI FL 33130

<https://miamirealestateinc.com>

Plenty of upgrades such as marble floor, closets, mirrors. With breathtaking views of the city and river. Perfect location and walking distance to Brickell City Center and Mary Brickell Village. Amazing Ivy amenities, two Pools, Party room, children's playground, Coffee bar and Spa just to name a few. With great stuff working in the IVY. [...]

- 3 beds
- 3 baths
- Condominium
- Residential
- Active
- 1662 sq ft

### Basics

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 2008

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 1662 sq ft



---

## Rooms & Units Description

**Unit Number:** 3604

---

## Location Details

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

**Directions:** GPS, WAZE, GOOGLE MAPS

---

## Property details

**Total Building Area:** 1662

**Subdivision Name:** IVY CONDO

**Parcel Number:** 01-41-37-063-1240

**Possession:** Other

---

## Property Features



**Exterior Features:**

Balcony,Barbecue,Courtyard,Fence,Tennis Court(s)

**Waterfront Features:** River Front

**Pool Features:** Association,Heated

**Security Features:** Fire Sprinkler System,Smoke Detector(s)

**Association Amenities:** Business Center,Elevator(s),Fitness Center,Pool,Sauna,Spa/Hot Tub,Trash

**Cooling:** Central Air

**Covered Spaces:** 2

**Furnished:** Unfurnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** River

**Entry Level:** 36

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

**Waterfront Y/N:** 1

**Stories Total:** 55

**Interior Features:**

Closet  
Cabinetry,Handicap Access,Living/Dining Room,Custom Mirrors,Other,Walk-In Closet(s),Elevator

**Window Features:** Blinds,Impact Glass

**Parking Features:**

Assigned,Attached,Garage,Garage Door Opener

**Appliances:** Dryer,Dishwasher,Electric Range,Disposal,Ice Maker,Microwave,Refrigerator,Self Cleaning Oven,Washer

**Construction Materials:** Other

**Cooling Y/N:** 1

**Flooring:** Marble

**Garage Spaces:** 2

**Heating:** Central

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 36

**Property Attached Y/N:** 1

**Attached Garage Y/N:** 1

---

## Miscellaneous

**Public Survey Township:** 1

**Syndication Remarks:** Perfect location and walking distance to Brickell City Center and Mary Brickell Village.

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11215059>

**Public Survey Section:** 37

**Year Built Details:** New Construction



---

## Fees & Taxes

**Tax Annual Amount:** 8099

**Tax Year:** 2022

**Tax Legal Description:** IVY CONDO  
UNIT 3604 UNDIV 0.3023% INT IN  
COMMON ELEMENTS OFF REC  
26412-2468

**Association Fee:** 1300

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Amenities,Common  
Areas,Maintenance  
Structure,Parking,Pool(s),Sewer,Water

---

## Courtesy of

**Office Name:** Fortex Realty Inc

