



A11266922 © Miami MLS © 2022

**\$1,050,000**

## **90 SW 3RD ST 4404 MIAMI FL 33130**

<https://miamirealestateinc.com>

BEAUTIFUL FULLY FURNISHED LOWER PENTHOUSE, 3 BEDS/3 BATHS ON THE 44TH FLOOR, WOOD FLOORS, WINDOW TREATMENTS. READY TO MOVE IN. ALL AROUND AMAZING VIEWS. JUST FRESHLY PAINTED. THE BEST PANORAMIC VIEWS OF BISCAYNE BAY, OCEAN, RIVER & CITY.

- 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



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## Rooms & Units Description

**Unit Number:** 4404

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## Location Details

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

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## Property details

**Total Building Area:** 1662

**Parcel Number:** 01-41-37-063-1320

**Subdivision Name:** IVY CONDO

**Possession:** Closing & Funding

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## Property Features



**Exterior Features:** Porch

**Waterfront Features:** River Front

**Pool Features:** Association

**Appliances:** Dryer,Dishwasher,Electric Water Heater,Disposal,Microwave,Washer

**Association Amenities:** Billiard Room,Community Kitchen,Fitness Center,Hobby Room,Playground,Pool,Sauna,Spa/Hot Tub

**Cooling:** Electric

**Covered Spaces:** 1

**Furnished:** Furnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Intercoastal,River,Water

**Entry Level:** 44

**Patio and Porch Features:** Wrap Around

**Waterfront Y/N:** 1

**Utilities:** Cable Available

**Interior Features:** Bedroom on Main Level,First Floor Entry,Living/Dining Room

**Window Features:** Blinds

**Parking Features:** One Space,Valet

**Architectural Style:** High Rise

**Construction Materials:** Brick,Block

**Cooling Y/N:** 1

**Flooring:** Wood

**Garage Spaces:** 1

**Heating:** Central

**Pets Allowed:** Dogs OK,Yes

**View Y/N:** 1

**Entry Location:** 44

**Property Attached Y/N:** 1

**Stories Total:** 45

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## Miscellaneous

**Public Survey Township:** 1

**Public Survey Section:** 37

**Syndication Remarks:** FURNISHED 3 BEDS/3 BATHS ON THE 44TH FLOOR, WOOD FLOORS, WINDOW TREATMENTS. READY TO MOVE IN. ALL AROUND AMAZING VIEWS OF BISCAYNE BAY, OCEAN, CITY

**Year Built Details:** Resale

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11266922>

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## Fees & Taxes



**Tax Annual Amount:** 8770

**Tax Year:** 2021

**Tax Legal Description:** IVY CONDO UNIT  
4404 UNDIV 0.3023% INT IN COMMON  
ELEMENTS OFF REC 26412-2468

**Association Fee:** 1400

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Cable  
TV,Internet,Recreation  
Facilities,Security,Trash,Water

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## Courtesy of

**Office Name:** Miami Realty Solution Group

