

## 9261 E BAY HARBOR DR 304 BAY HARBOR ISLANDS FL 33154

<https://miamirealestateinc.com>

Beautiful views from this 2 bedroom 2 bathroom East facing corner unit, 2,017 total sqft. HUGE private terrace makes this unit feel like a house on the water...one of the largest terraces available on the market. \*\*\*SHORT TERM AIRBNB RENTALS ALLOWED\*\* 1 assigned parking garage space & a storage closet on same floor as unit. [...]

\$1,250,000

- 2 beds
- 2 baths
- Condominium
- Residential
- Active
- 1332 sq ft

### Basics

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 2017

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 2 beds

**Area:** 1332 sq ft



---

## Rooms & Units Description

**Unit Number:** 304

---

## Location Details

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

---

## Property details

**Total Building Area:** 1332

**Subdivision Name:** THE IVORY RESIDENCE CONDO

**Possession:** Closing & Funding

**Direction Faces:** East

**Parcel Number:** 13-22-27-118-0210

---

## Property Features



**Building Features:** Exterior Lighting

**Interior Features:** Built-in Features, Bedroom on Main Level, Walk-In Closet(s), Elevator

**Window Features:** Blinds

**Parking Features:** Assigned, Attached, Covered, Garage, One Space

**Appliances:** Dryer, Dishwasher, Electric Range, Disposal, Microwave, Refrigerator, Washer

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Tile

**Garage Spaces:** 1

**Heating:** Central

**Pets Allowed:** Conditional, Yes

**View Y/N:** 1

**Entry Location:** 3

**Property Attached Y/N:** 1

**Attached Garage Y/N:** 1

**Utilities:** Cable Available

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

**Waterfront Features:** Canal Front, Seawall

**Pool Features:** Association

**Security Features:** Smoke Detector(s)

**Association Amenities:** Business Center, Fitness Center, Pool, Storage, Trash, Elevator(s)

**Cooling:** Central Air

**Covered Spaces:** 1

**Furnished:** Unfurnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Canal, Water

**Entry Level:** 3

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

**Waterfront Y/N:** 1

**Stories Total:** 9

---

## Miscellaneous

**Public Survey Township:** 13

**Public Survey Section:** 27

**Syndication Remarks:** Beautiful views from this 2 bedroom 2 bathroom East facing corner unit. HUGE private terrace makes this unit feel like a house on the water.

**Year Built Details:** New Construction

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11217525>

---

## Fees & Taxes



**Tax Annual Amount:** 10283

**Tax Year:** 2021

**Tax Legal Description:** THE  
IVORY RESIDENCE CONDO UNIT  
304 UNDIV 2.34% INT IN  
COMMON ELEMENTS OFF REC  
30522-0334

**Association Fee:** 765

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Association  
Management,Amenities,Common Areas,Cable  
TV,Internet,Maintenance  
Structure,Pool(s),Sewer,Security,Trash,Water

---

## Courtesy of

**Office Name:** Anac Global Realty, LLC

