



**\$ 1,250,000.00**

## **9261 E BAY HARBOR DR 305 BAY HARBOR ISLANDS FL 33154**

<https://miamirealestateinc.com>

2 ensuite Bedrooms + Den with 3 FULL bathrooms with 1,854 total sqft. HUGE private terrace makes this unit feel like a house on the water...one of the largest terraces available on the market. 2 assigned parking garage spaces (tandem) & a storage closet on same floor as unit. HOA...

- 3 beds
- 3 baths
- Condominium
- Residential
- Active

### **CALL US NOW**

Phone: 305.600.0958

Email: [info@cays.com](mailto:info@cays.com)

Address: Cays Realty - Miami Real Estate Company, 13499 Biscayne Ste 105, North Miami, FL 33181

## BASIC FACTS

<b>MLS #:</b> A11393712	<b>Post Updated:</b> 2023-05-31 07:06:32
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 3
<b>Bathrooms Full:</b> 3	<b>Area:</b> 1336 sq ft
<b>Lot Size Units:</b> Square Feet	<b>Year built:</b> 2017
<b>Status:</b> Active	<b>Type:</b> Condominium

## ROOMS & UNITS DESCRIPTION

**Unit Number:** 305

## LOCATION DETAILS

<b>County Or Parish:</b> Miami-Dade County	<b>Elementary School:</b> Bay Harbor
<b>Middle/Junior School:</b> Nautilus	<b>High School:</b> Miami Beach

## PROPERTY DETAILS

<b>Total Building Area:</b> 1336 sq ft	<b>Direction Faces:</b> South
<b>Subdivision Name:</b> THE IVORY RESIDENCE CONDO	<b>Parcel Number:</b> 13-22-27-118-0280
<b>Possession:</b> Closing & Funding	

## PROPERTY FEATURES

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**Exterior Features:** Balcony

**Waterfront Features:** Canal  
Access,Seawall

**Pool Features:** Association

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

**Architectural Style:** High Rise

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Tile

**Garage Spaces:** 2

**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

**Interior Features:** Built-in Features,Bedroom  
on Main Level,Closet Cabinetry,Dual  
Sinks,Elevator,High Ceilings,Separate  
Shower,Walk-In Closet(s)

**Window Features:** Blinds,Impact Glass

**Parking Features:**  
Assigned,Attached,Garage,Two or More Spaces

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

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

**Cooling:** Central Air

**Covered Spaces:** 2

**Furnished:** Unfurnished

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Canal,Water

**Entry Level:** 3

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

**Waterfront Y/N:** 1

**Stories Total:** 9

**MISCELLANEOUS**

**Public Survey Township:** 13

**Public Survey Section:** 27

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**Syndication Remarks:** 2 Bed + Den with 3 FULL **Year Built Details:** New Construction  
bathrooms with 1,854 total sqft. HUGE private  
terrace makes this unit feel like a house on the  
water.

**Virtual Tour URL:**

<https://my.matterport.com/show/?m=zykopvS3hC4>

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