



**\$1,250,000**

## **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 payment includes WATER, CABLE, & [...]

- 3 beds
- 3 baths
- Condominium
- Residential
- Active
- 1336 sq ft

### **Basics**

**Bathrooms Full:** 3

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 2017

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 1336 sq ft



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## Rooms & Units Description

**Unit Number:** 305

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## Location Details

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

**Middle/Junior School:** Nautilus

**Elementary School:** Bay Harbor

**High School:** Miami Beach

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## Property details

**Total Building Area:** 1336

**Subdivision Name:** THE IVORY RESIDENCE CONDO

**Possession:** Closing & Funding

**Direction Faces:** South

**Parcel Number:** 13-22-27-118-0280

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## Property Features



**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

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## Miscellaneous

**Public Survey Township:** 13

**Syndication Remarks:** 2 Bed + Den with 3 FULL 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>

**Public Survey Section:** 27

**Year Built Details:** New Construction

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## Fees & Taxes



**Tax Annual Amount:** 9928

**Tax Year:** 2022

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

**Association Fee:** 758

**Association Fee Frequency:**  
Monthly

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

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## Courtesy of

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

