



\$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



Rooms & Units Description

Unit Number: 305

Location Details

County Or Parish: Miami-Dade County

Middle/Junior School: Nautilus

Elementary School: Bay Harbor

High School: Miami Beach

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

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

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

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

Courtesy of

Office Name: Anac Global Realty, LLC

