



A11933038 SEFMLS© 2025

**\$1,225,000**

## **9261 E BAY HARBOR DR 305**

<https://miamirealestateinc.com>

THE IVORY RESIDENCE CONDO UNIT 305 UNDIV 2.34% INT IN COMMON ELEMENTS OFF REC 30522-0334 \*\*\*SHORT TERM RENTALS ALLOWED\*\*\* 2 ensuite Bedrooms + Den with 3 FULL bathrooms with 1,854 total sqft. HUGE 518sqft private terrace makes this unit feel like a house on the water...one of the largest terraces available on the market. 2 [...]

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

## **Basics**

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Floors:** 8 floors

**Year built:** 2017

**Subdivision Name:** THE IVORY RESIDENCE CONDO

**Type:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area:** 1336 sq ft

**View:** Water

**County:** Miami-Dade



## Building Details

**Architectural Style:** HighRise

**Covered Spaces:** 2

**Construction Materials:** Block

**Garage Spaces:** 2

## Amenities & Features

**Pool Features:** Association

**Security Features:** SecuredGarageParking,Intercom,KeyCardEntry

**Association Amenities:** BoatDock,FitnessCenter,Pool,Trash

**Window Features:** Blinds,ImpactGlass

**Exterior Features:** Balcony,SecurityHighImpactDoors

**Interior Features:**

BedroomOnMainLevel,ClosetCabinetry,DualSinks,SeparateShower,WalkInClosets

**Features:** ExteriorLighting

**Parking Features:**

Assigned,Attached,garage,twoormorespaces

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

**Waterfront Features:** CanalAccess

**Cooling:** CentralAir

**Heating:** Central

**Appliances:**

Dryer,Dishwasher,ElectricRange,Microwave,Refrigerator,Washer

## Expenses, Fees & Taxes

**Association Fee:** \$1,632

**Tax Annual Amount:** \$14,516

**Tax Year:** 2025

## Miscellaneous

**Association Fee Frequency:** Monthly **List Office Name:** Anac Global Realty, LLC

**Listing Terms:** Cash,Conventional

