



**\$2,100,000**

## **9940 W BAY HARBOR DR 3G-S**

<https://miamirealestateinc.com>

KAI AT BAY HABOR CONDO UNIT 3G-S UNDIV 2.48% INT IN COMMON ELEMENTS OFF REC 30440-1288 Have you ever dreamt of living on an island? Welcome to Bay Harbor Islands. This exceptional 3-bedroom corner waterfront gem at KAI isn't just a condo, it's a quiet escape. Your private balconies offer a front-row seat to glowing [...]

- 3 beds
- 3 baths
- Condominium
- Residential
- Active
- 1882 sq ft

## **Basics**

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Floors:** 7 floors

**Year built:** 2016

**Subdivision Name:** KAI AT BAY HARBOR CONDO

**Type:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area:** 1882 sq ft

**View:** Bay,Intercoastal,Water

**County:** Miami-Dade



# Building Details

**Covered Spaces:** 2

**Floor covering:** Ceramic Tile, Marble, Tile

**Garage Spaces:** 2

## Amenities & Features

**Pool Features:** Association, Heated  
**Security Features:** Closed Circuit Cameras, Complex Fenced, Door Man, Secured Garage Parking, Intercom, Lobby Secured, Security Guard, Fire Sprinkler System, Smoke Detectors

**Association Amenities:** Boat Dock, Marina, Bike Storage, Business Center, Clubhouse, Fitness Center, Barbecue, Picnic Area, Pier, Pool, Spa/Hot Tub, Storage, Elevators

**Utilities:** Cable Available

**Cooling:** Central Air

**Furnished:** Negotiable

**Interior Features:** Breakfast Bar, Built-in Features, Bedroom On Main Level, Closet Cabinetry, Dining Area, Separate Formal Dining Room, Dual Sinks, Elevator, Kitchen Island, Kitchen Dining Combo, Living Dining Room, Custom Mirrors, Separate Shower, Third Floor Entry, Bar, Walk-in Closets

**Parking Features:** Assigned, Attached, Covered, Garage, Guest, Two or More Spaces, Garage Door Opener

**Patio & Porch Features:** Deck

**Waterfront Features:** Bayfront, Canal Front, Intracoastal Access, Ocean Access

**Window Features:** Blinds, Impact Glass

**Exterior Features:** Barbecue, Deck, Security, High Impact Doors

**Heating:** Central

**Appliances:**

Built-in Oven, Dryer, Dishwasher, Electric Range, Electric Water Heater, Disposal, Ice Maker, Microwave, Refrigerator, Washer

# Nearby Schools

**Middle Or Junior School:** Nautilus **Elementary School:** Ruth K. Broad Bay Harbor K-8

**High School:** Miami Beach

# Expenses, Fees & Taxes

**Association Fee:** \$2,816

**Tax Annual Amount:** \$21,601

**Tax Year:** 2024

# Miscellaneous

**Association Fee Frequency:** Monthly

**List Office Name:** EXP Realty LLC

**Listing Terms:** Cash, Conventional

**Direction Faces:** West

