

# 90 SW 3RD ST 2511 MIAMI FL 33130

<https://www.cays.com>

\$ 599,999.00



This exquisite corner unit 2 Bed/2.1 bath condo is situated on the 25th floor of a stunning high-rise building in the heart of Brickell at the Ivy Condominium. The Unit has a number of updates from its original construction.

- 2 beds
- 3 baths
- Condominium

## CALL US NOW

Phone: 305.6000.958

Email: [www.cays.com](http://www.cays.com)

Address: Cays Realty - Miami Real Estate Company, 1000 5th Street Ste 1320, Miami Beach, FL 33139

BASIC FACTS

MLS #: A11532645

Bedrooms: 2

Bathrooms Half: 1

Area: 1274 sq ft

Year built: 2008

Type: Condominium

Post Updated: 2024-03-17 23:33:15

Bathrooms: 3

Bathrooms Full: 2

Lot Size Units: Square Feet

Status: Active

ROOMS & UNITS DESCRIPTION

Unit Number: 2511

PROPERTY FEATURES

Exterior Features: Balcony,Courtyard

Interior Features: Bedroom on Main Level,First Floor Entry,Walk-In Closet(s),Elevator

Waterfront Features: Bay Front,Ocean Front

Pool Features: Association

Parking Features: Assigned,Valet

Security Features: Closed Circuit Camera(s),Elevator Secured,Lobby Secured,Fire Sprinkler System,Smoke Detector(s)

Appliances: Dryer,Dishwasher,Electric Range,Disposal,Microwave,Refrigerator,Trash Compactor,Washer

Architectural Style: High Rise

Association Amenities: Billiard Room,Clubhouse,Fitness Center,Other,Pool,Trash,Elevator(s)

Construction Materials: Brick,Block

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**Cooling:** Central Air,Electric

**Covered Spaces:** 1

**Garage Spaces:** 1

**Heating:** Central

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 25

**Property Attached Y/N:** 1

**Stories Total:** 55

**Cooling Y/N:** 1

**Flooring:** Carpet,Wood

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Bay,City,Ocean,Pool

**Entry Level:** 25

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

**Waterfront Y/N:** 1

**PROPERTY DETAILS**

**Total Building Area:** 1274 sq ft

**Parcel Number:** 01-41-37-063-3440

**Subdivision Name:** IVY CONDO

**Possession:** Closing & Funding

**FEES & TAXES**

**Tax Annual Amount:** \$ 9,656.00

**Tax Legal Description:** IVY CONDO UNIT  
2511 UNDIV 0.2317% INT IN COMMON  
ELEMENTS OFF REC 26412-2468

**Tax Year:** 2023

**Association Fee:** \$ 1,100.00

**Association Fee Frequency:** Monthly

**Association Fee Includes:**  
Amenities,Common Areas,Cable  
TV,Parking,Pool(s),Sewer,Security,Trash,Water

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