

A11609402 © Miami MLS® 2024



**\$2,499,000**

## **90 SW 3RD ST PH-14**

<https://miamiluxuryhomes.org>

IVY CONDO UNIT PH-14 UNDIV 0.3276% INT IN COMMON  
ELEMENTS OFF REC 26412-2468 Own a Three-Level Trophy  
Penthouse in the New FAENA DISTRICT! This FULLY renovated  
(over \$800K in upgrades) 2 bedroom with over the top finishes  
redefines luxury, with the accessibility to both Brickell &  
Downtown. Step onto the immense PRIVATE Rooftop terrace,  
boasting [...]

- 2 beds
- 3 baths
- Condominium
- Residential
- Active
- 1801 sq ft

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## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Floors:** 45 floors

**Year built:** 2008

**Subdivision Name:** THE IVY AT RIVERFRONT

**Type:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 1 half bath

**Area:** 1801 sq ft

**View:** City,River,Water

**County:** Miami-Dade

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## Building Details

**Architectural Style:** HighRise,Penthouse,TriLevel

**Covered Spaces:** 1

**Levels:** MultiSplit

**Construction Materials:** Block

**Garage Spaces:** 1

**Floor covering:** Tile

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## Amenities & Features

**Pool Features:** Association

**Security Features:**

ElevatorSecured,KeyCardEntry,SecurityGuard

**Waterfront Features:** RiverFront

**Window Features:** ImpactGlass

**Exterior Features:** SecurityHighImpactDoors

**Heating:** Central

**Appliances:**

BuiltInOven,Dryer,Dishwasher,Microwave,Refrigerator,Washer

**Parking Features:**

Attached,Garage,OneSpace

**Association Amenities:** Pool

**Utilities:** CableAvailable

**Cooling:** CentralAir

**Furnished:** Negotiable

**Interior Features:**

UpperLevelPrimary,WalkInClosets

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## Expenses, Fees & Taxes

**Association Fee:** \$1,921

**Tax Annual Amount:** \$18,957

**Tax Year:** 2023



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## Miscellaneous

**Association Fee Frequency:** Monthly **List Office Name:** Rutois International Realty LLC

**Listing Terms:** Cash,Conventional

