

## 90 SW 3RD ST PH-15

<https://miamiluxuryhomes.org>

IVY CONDO UNIT PH-15 UNDIV 0.4085% INT IN COMMON  
ELEMENTS OFF REC 26412-2468 Elevated living reaches its  
pinnacle in this tri-level penthouse masterpiece at The Ivy, a  
private gated enclave on the Miami River. Nearly \$1M in bespoke  
upgrades blend modern sophistication with resort-style  
indoor/outdoor living. Double-height ceilings and walls of glass  
frame skyline and [...]

**\$2,995,000**

- 3 beds
- 4 baths
- Condominium
- Residential
- Active
- 2246 sq ft

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### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Floors:** 46 floors

**Year built:** 2008

**View:** City,Water

**County:** Miami-Dade

**Type:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area:** 2246 sq ft

**Property Condition:** UpdatedRemodeled

**Subdivision Name:** IVY CONDO

## Building Details

**Architectural Style:** HighRise,Penthouse

**Covered Spaces:** 4

**Floor covering:** Other, Tile

**Construction Materials:** Block

**Garage Spaces:** 4

### Amenities & Features

**Pool Features:** Association,Heated

**Security Features:** ClosedCircuitCameras,ElevatorSecured,SecuredGarageParking,KeyCardEntry,LobbySecured,Other,SmokeDetectors

**Association Amenities:** FitnessCenter,Other,Pool,Sauna,SpaHotTub,Storage,Trails,Trash,Elevators

**Cooling:** CentralAir

**Heating:** Central

**Interior Features:** BreakfastArea,ClosetCabinetry,DualSinks,EatInKitchen,FirstFloorEntry,HighCeilings,CustomMirrors,UpperLevelPrimary,WalkInClosets,Loft

**Parking Features:** Deeded,TwoOrMoreSpaces

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

**Waterfront Features:** CanalFront

**Exterior Features:** Balcony,Deck,SecurityHighImpactDoors,Other

**Features:** ExteriorLighting

**Appliances:** BuiltInOven,Dryer,Dishwasher,Disposal,Microwave,Refrigerator,TrashCompactor,Washer

## Expenses, Fees & Taxes

**Association Fee:** \$2,397

**Tax Year:** 2024

**Tax Annual Amount:** \$30,587

## Miscellaneous

**Association Fee Frequency:** Monthly

**Listing Terms:** Cash,Conventional,OwnerMayCarry

**List Office Name:** Compass Florida, LLC

**Direction Faces:** Southeast

