



**Price: \$600,000**

**MLS Number: A11770274**

**Condo / Town Home**

**90 SW 3rd St Unit 3610, Miami, Florida 33130 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 1,114**

**Unit: 3610**

**HOA Fees: \$1,188**

**Waterfront: YES**

**Year Built: 2008**

**Community: IVY CONDO**

**Subdivision: IVY CONDO**

**Elementary School: Freedom Shores**

## ABOUT THIS PROPERTY

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Best priced 2/2 in The Ivy! This beautiful apartment with 2 side by side parking spaces on the 4th floor and an additional storage unit is waiting for you. Unit boasts glass tile throughout, blackouts in bedrooms, sheer shades in living-room and finished closets. It has a new A/C, newer cook top, and great Brickell and Miami River views. The IVY is a full-service building that has been completely remodeled and has state-of-the-art amenities. Perfect location with easy access to I95, people mover, and walking distance to Brickell City Center, Whole foods, restaurants and more. Ideal for investors as it is rented to a perfect long-term Tenant that has a vacate clause. All assessments have been paid in full. The building has 10% reserves and is finance-friendly.

