

# INES FLAX

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**\$15,000.00  
SELLER  
CREDIT**

A1182287 SERMLS © 2026



**Price:** \$559,999

**MLS Number:** A11922957

**Condo / Town Home**

**90 SW 3rd St Unit 2408, Miami, Florida 33130 USA**

**Beds:** 2

**Baths:** 2

**Living Area:** 1,087

**Unit:** 2408

**HOA Fees:** \$1,275

**Year Built:** 2008

**Community:** IVY CONDO

**Subdivision:** IVY CONDO

## ABOUT THIS PROPERTY

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Enjoy a Seller Credit of \$15,000.00 at closing! Welcome to The Ivy! This Two Bed Two bath unit has great unobstructed city and sunset views. A unit that boasts lots of natural light. As you walk in, you'll notice the new ceramic floors throughout, along with thoughtful touches like LED lighting, light dimmers, blackout and dimming shades, and a Nest thermostat that make the space feel modern and comfortable. The kitchen has great storage, updated lighting above and below the cabinets, and a garbage disposal. . You'll also find a new washer and dryer and a new water heater installed in 2025, so the major items are already taken care of. One of the best features is the spacious balcony with upgraded tile perfect for enjoying the skyline without any obstructions, especially at sunset. The building has recently gone through a full update, including a refreshed lobby and common areas, giving it a clean and updated feel. The interior renovation Special Assessment has been PAID IN FULL by the sellers. One parking space is included on the 5th floor. Book Your Tour Today!

# PROPERTY LOCATION

Image

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