



**\$1,399,000**

## **88 SW 7TH ST 3612**

<https://brickellcitycenterfl.com>

RISE CONDO UNIT 3612 UNDIV 0.188421% INT IN COMMON ELEMENT OFF REC 29908-0132 Luxury in the sky. A rare high-floor corner 3BD/3.5BA at RISE in Brickell City Centre offering an oversized wraparound balcony with breathtaking sunset views over Biscayne Bay and the Miami River, a true entertainer's dream and a front-row seat to Miami's skyline. [...]

- 3 beds
- 4 baths
- Condominium
- Residential
- Active
- 1675 sq ft

### **Basics**

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Floors:** 43 floors

**Year built:** 2016

**Subdivision Name:** RISE CONDO

**Type:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area:** 1675 sq ft

**View:** Bay, City, Intercoastal, River, Water

**County:** Miami-Dade



---

# Building Details

**Architectural Style:** HighRise

**Covered Spaces:** 1

**Floor covering:** Marble

**Construction Materials:** Block

**Garage Spaces:** 1

---

## Amenities & Features

**Pool Features:** Association,Heated

**Security Features:** ElevatorSecured,SecuredGarageParking,Intercom,LobbySecured,FireSprinklerSystem,SmokeDetectors

**Association Amenities:** BusinessCenter,Cabana,Clubhouse,FitnessCenter,Barbecue,Other,PicnicArea,Playground,Pool,Sauna,SpaHotTub,Trash,Elevators

**Window Features:** Blinds,ImpactGlass

**Exterior Features:** Balcony,Barbecue,Courtyard,SecurityHighImpactDoors

**Heating:** Central,Electric

**Appliances:** BuiltInOven,Dryer,Dishwasher,ElectricRange,ElectricWaterHeater,Disposal,IceMaker,Microwave,Refrigerator,SelfCleaningOven,WineCooler,Washer

**Parking Features:** Assigned,Guest,OneSpace,Valet,GarageDoorOpener

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

**Utilities:** CableAvailable

**Cooling:** CentralAir,Electric

**Furnished:** Unfurnished

**Interior Features:** BuiltInFeatures,BedroomOnMainLevel,ClosetCabinetry,DualSinks,EntranceFoyer,HighCeilings,LivingDiningRoom,Pantry,SeparateShower,WalkInClosets

---

# Nearby Schools

**Middle Or Junior School:** Shenandoah

**High School:** Washington; Brooker T

**Elementary School:** Southside

---

# Expenses, Fees & Taxes

**Association Fee:** \$2,849

**Tax Year:** 2025

**Tax Annual Amount:** \$24,720

---

# Miscellaneous

**Association Fee Frequency:** Monthly **List Office Name:** Coldwell Banker Realty

**Listing Terms:** Cash,Conventional

**Direction Faces:** Northwest

