



Ives Estates

Neighborhood in Miami, Florida
Miami/Dade County



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A suburb of Miami located just south of Hollywood, Ives Estates offers residents convenient local amenities, easy commutes to major commercial centers and a plethora of small parks. Residents are just a short distance from enjoying theater performances, sporting events and other big-city activities in Miami.

Ives Estates has a thriving youth athletics scene, and the community comes together to support high school football teams, and amateur soccer teams play in tournaments throughout the year. Residents take to the field at the recently renovated Ives Estates Park, where there are a variety of surfaces to play football, soccer, tennis, pickleball and baseball.

Small ranch houses line most of the residential streets of Ives Estates, while a string of apartments, townhomes and condominiums runs through the western half of the area. Those buildings are typically two-to-three stories tall, and many are located inside partially or fully gated communities. Most of the residential construction took place in the 1970s and 80s.

Ample sidewalks stretch along both neighborhood roadways and major thoroughfares. Using these walkways, residents can easily access parks, commercial centers and public transportation, as the neighborhood is less than three miles wide.

South Florida is full of theaters and museums that offer experiences and expressions of art and culture. One such place is the School of Design Miami, an expansive center offering adult visual arts classes outside of any degree program. Residents can make a one-time visit for an evening of socializing and informal painting, or they can delve into a multiweek course designed to slowly build skills through an in-depth study of painting, sculpture and graphic design techniques.

Hard Rock Stadium sits a short drive to the west of Ives Estates and is the site of the Orange Bowl, an annual college football matchup that draws fans and media attention nationwide. Visitors can also catch a Miami Dolphins football game or attend other sporting events at the stadium.

Just over 2 miles east of Ives Estates, residents gather on the weekends to shop for local produce and artisanal goods at The Aventura Market, the largest indoor market in South Florida. It takes place in Aventura Mall, a shopping hotspot for luxury brands.

During summer, Ives Estates residents can also visit the Aventura Gardens Market on weekends, which features a curated collection of vendors and local businesses. They also have a food truck and movie night on Thursdays.

Ives Estates is known for its abundance of small parks that provide green space to relax or exercise. The largest park is Ives Estates Park, which recently received substantial upgrades funded by the Orange Bowl Committee. As part of the project, crews installed a new synthetic turf field for football, soccer, rugby and lacrosse. Members of several youth athletics organizations come here to compete against one another regularly, making it a constant gathering place for sports lovers of all ages.

Gordon Park is another popular space near the southern tip of the neighborhood. Paved pathways meander through trees and open grassy areas. Kids can climb and swing on the playground, and there is a fenced dog park for off-leash play. Andover Park is another local favorite, showcasing fun features including a butterfly garden, sensory playground, soccer field and basketball court.

Miami-Dade County provides a selection of highly regarded public schools for students living in Ives Estates. One such choice is Madie Ives K-8 Preparatory Academy, tucked against quiet residential streets. The school was renovated in 2017, adding a playground, parking spaces and a new wing using tilt construction, a concrete building method that is said to withstand the power of strong storms.

Andover Middle School is a popular option for sixth through eighth grade students. High school students can attend Dr. Michael M. Krop Senior High, a secondary school with a track record of state championships and other accolades in student athletics. The school also offers a performing arts magnet program and career and technical education.

Next to the high school is another magnet school, the newly opened iPrep Academy North. Students in sixth through 12th grade may enroll at the school, which focuses on a STEM curriculum emphasizing artificial intelligence.

For Ives Estates' approximately 25,000 residents, local employment opportunities center on health care, restaurant, and hospitality industries. Those working in downtown Miami have a 16-mile commute, and several transportation options are widely available. Close to the city and the beach, Ives Estates offers plenty of dining and shopping options for endless entertainment.

The neighborhood's diverse collection of independent grocers and restaurants features fried seafood and local Caribbean and Haitian cuisine. Residents can shop at large supermarkets that are part of national chains, such as Publix and Winn-Dixie, or they can pick up daily needs at small and international grocers. There is even a kosher market located on the neighborhood's eastern side.

While most residents travel by car, public transportation is also available. Miami-Dade County's public bus system, Metrobus, runs along local streets and connects to nearby neighborhoods. Residents also have easy access to Interstate 95, which provides access to other major cities along the East Coast. The Fort Lauderdale-Hollywood International Airport is about 10 miles north of Ives Estates for those looking to travel out of state.

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