



A11805383 © Miami MLSB 2025

Price: \$839,000

MLS Number: A11805383

Condo / Town Home

401 Poinciana Dr Unit 1225, Sunny Isles Beach, Florida 33160 USA

Beds: 3	Baths: 2	Half Baths: 1
Living Area: 2,500	Unit: 1225	HOA Fees: \$2,503
Waterfront: YES	Year Built: 1981	
Community: POINCIANA IS YT & RCQ CLU		Subdivision: POINCIANA IS YT & RCQ CLU

ABOUT THIS PROPERTY

Spacious waterfront 2-level condo in the exclusive guard-gated Poinciana Island community, directly across from Sunny Isles storage. Includes deeded boat slip for a vessel up to 40 ft with direct ocean access (overnight dockage for motorboats current), pool, hot tub, tennis, racquetball, basketball, gym, marina, and more. Minutes from Aventura Mall, top schools, parks, and fine dining.

PROPERTY
LOCATION



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