





Price: \$1,199,500		MLS Number: A11909821		Condo / Town Home	
255 Poinciana Dr Unit 605, Sunny Isles Beach, Florida 33160 USA					
Beds: 3		Baths: 2		Half Baths: 1	
Living Area: 2,265		Unit: 605		HOA Fees: \$1,677	
Waterfront: YES		Year Built: 1980			
Community: POINCIANA IS YT & RCQ CLU			Subdivision: POINCIANA IS YT & RCQ CLU		
Elementary School: Norman S. Edelcup K-8			Junior High: Highland Oaks		

ABOUT THIS PROPERTY

Spacious Waterfront Townhome on Poinciana Island. Gated, 3 car parking, 3 bed, 2.5 bath townhome with vaulted skylight ceilings, marble floors, and a patio with slate floors and water views. one car garage plus assigned front parking. Deeded dock to unit. Impact front door, airy, light-filled interiors. The ocean is across the street. Resort-style amenities include two pools, tennis courts, clubhouse, and 24/7 gated security with patrol. Water, sewer and trash included. HOA pays insurance, cable, and internet. Is high-speed wireless connectivity, Enhanced security with cameras in all plazas, garages, and along the boardwalk, The location is unbeatable: just 15 minutes by boat to the Bal Harbour Inlet and sandbar and aventura mall is 15 minutes away.

PROPERTY
LOCATION



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YOUR REAL ESTATE ADVISOR IN MIAMI
USA: + 1.954.884.5050
BREC@BRECREALTY.COM | [PRIVACY POLICY](#)

