



A11924963 SEFMLS© 2025



Price: \$1,400,000		MLS Number: A11924963		Condo / Town Home	
449 Poinciana Island Dr Unit 1512, Sunny Isles Beach, Florida 33160 USA					
Beds: 4		Baths: 2		Half Baths: 1	
Unit: 1512		HOA Fees: \$1,507		Waterfront: YES	
Year Built: 1981					
Community: POINCIANA IS YT & RCQ CLU			Subdivision: POINCIANA IS YT & RCQ CLU		

## ABOUT THIS PROPERTY

---

ASSUMABLE MORTGAGE at a 2.875% interest rate with an approximate remaining balance of \$550,000! This is not a remote location, this residence offers unobstructed Intracoastal views overlooking the Oleta River and Oleta River State Park, delivering rare appliances with dual-temp wine refrigeration, custom stone counters and sinks, and \$60K in bespoke millwork by Obscure Design. Completely re-engineered with wider pathways, increased storage, floating stairs, and a fourth convertible bedroom/den. Add smart-home infrastructure, and electronic window treatments. Property includes approved permits and plans for a private deck and pool. Thoughtfully designed, smart, and future-ready.

PROPERTY  
LOCATION

---



©2025 | BREC REALTY GROUP, LLC,  
YOUR REAL ESTATE ADVISOR IN MIAMI  
USA: + 1.954.884.5050  
[BREC@BRECREALTY.COM](mailto:BREC@BRECREALTY.COM) | [PRIVACY POLICY](#)