



Price: \$1,336,000

MLS Number: F10494859

Condo / Town Home

216 Poinciana Dr Unit 216, Sunny Isles Beach, Florida 33160 USA

Beds: 3

Baths: 2

Half Baths: 1

Taxes: \$13,625

Living Area: 2,265

Unit: 216

HOA Fees: \$1,641

Waterfront: YES

Year Built: 1980

Community: POINCIANA IS YT & RCQ CLU

Subdivision: POINCIANA IS YT & RCQ CLU

ABOUT THIS PROPERTY

Exclusive townhouse, located on a private, secluded gated island in Sunny Isles with 24/7 security. Updated and renovated contemporary townhouse featuring three bedroom, two-and-a-half bathroom with high ceiling throughout. Sky light. Brand ne appliances, flooring, kitchen, bathrooms, railing, painting, deck, new impact windows and doors and new 35' Dock with easy ocean access. Amenities include a tennis courts, two pools, exercise room, community room, and racquetball court. Nearby distance to the beach, major shopping centers, restaurants, and A+ schools. Roof is approx. 3 year old (per HOA). Maintenance fee includes Cable, Internet, wind and flood insurance, water, sewer, and roof. Could be sold furnished. Ready to move in.

FEATURES

Community:	Community Tennis Court(s)
Flooring:	Marble Floors
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Self-cleaning Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Ice Maker Line, Refrigerator, Clothes Dryer, Built-in Oven
Interior:	Ceiling Fan(s), Skylight(s), Cathedral Ceilings
Parking:	Automatic Garage Door
Recreation:	Tennis Court
Rooms:	Formal Dining Room, Foyer, Eat in Kitchen
Scenery:	Ocean Access, Canal View
Win/Doors:	Awnings

PROPERTY
LOCATION



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