



A11924963 SEFMLS © 2025

Precio: \$1,375,000

Numero de MLS: A11924963

Condominios/Town Home

449 Poinciana Island Dr Unit 1512, Sunny Isles Beach, Florida 33160 USA

Cuartos: 4

Baños: 2

Medio Baño: 1

Unidad: 1512

HOA Fees: \$1,614

Frente al Agua: YES

Año construido: 1981

Comunidades: POINCIANA IS YT & RCQ CLU

Subdivisión: 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 remc 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 D 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 de living. Thoughtfully designed, smart, and future-ready.

PROPERTY LOCATION

Image



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