



A11924963 SEFMLS© 2025



Precio: \$1,400,000			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: \$1,507			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 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.

