



Price: \$795,000

MLS Number: A11805383

Condo / Town Home

401 Poinciana Dr Unit 1225, Sunny Isles Beach, Florida 33160 USA

Beds: 3	Baths: 2	Half Baths: 1
Living Area: 2,500	Unit: 1225	HOA Fees: \$1,654
Waterfront: YES	Year Built: 1981	
Community: POINCIANA IS YT & RCQ CLU		Subdivision: POINCIANA IS YT & RCQ CLU

ABOUT THIS
PROPERTY

Motivated seller! Spacious waterfront 2-level condo in the exclusive guard-gated Poinciana Island community, directly across
closets, and attached storage. Includes deeded boat slip for a vessel up to 40 ft with direct ocean access (overnight dockage
including 2 pools, hot tub, tennis, racquetball, basketball, gym, marina, and more. Minutes from Aventura Mall, top schools, p



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