





<b>Price: \$1,199,500</b>		<b>MLS Number: A11909821</b>		<b>Condo / Town Home</b>	
<b>255 Poinciana Dr Unit 605, Sunny Isles Beach, Florida 33160 USA</b>					
<b>Beds:</b> 3		<b>Baths:</b> 2		<b>Half Baths:</b> 1	
<b>Living Area:</b> 2,265		<b>Unit:</b> 605		<b>HOA Fees:</b> \$1,677	
<b>Waterfront:</b> YES		<b>Year Built:</b> 1980			
<b>Community:</b> POINCIANA IS YT & RCQ CLU			<b>Subdivision:</b> POINCIANA IS YT & RCQ CLU		
<b>Elementary School:</b> Norman S. Edelcup K-8			<b>Junior High:</b> Highland Oaks		

## ABOUT THIS PROPERTY

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Spacious Waterfront Townhome on Poinciana Island. Gated, 3 car parking, 3 bed, 2.5 bath townhome with vaulted skylight ceiling, marble floors, and a patio with slate floors and water views. one car garage plus assigned front parking. Deeded dock to unit with impact front door, airy, light-filled interiors. The ocean is across the street. Resort-style amenities include two pools, tennis courts, clubhouse, and 24/7 gated security with patrol. Water, sewer and trash included. HOA pays insurance, cable, and internet. Is high-speed wireless connectivity, Enhanced security with cameras in all plazas, garages, and along the boardwalk, The location is unbeatable: just 15 minutes by boat to the Bal Harbour Inlet and sandbar and aventura mall is 15 minutes away.

PROPERTY  
LOCATION

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