



A11924963 SEFMLS © 2025

Price: \$1,375,000

MLS Number: A11924963

Condo / Town Home

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

Beds: 4

Baths: 2

Half Baths: 1

Unit: 1512

HOA Fees: \$1,614

Waterfront: YES

Year Built: 1981

Community: POINCIANA IS YT & RCQ CLU

Subdivision: 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



©2026 | BREC REALTY GROUP, LLC,
YOUR REAL ESTATE ADVISOR IN MIAMI
USA: + 1.954.884.5050
BREC@BRECREALTY.COM | [PRIVACY POLICY](#) |
[ACCESSIBILITY](#)