

A Property for Your Consideration . . .

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Sunny Isles Beach

401 POINCIANA ISLAND DR # 1225

\$ 400,000

REF #: D1413185

Status: Active-Availab

Complex Name:
 Poinciana Island YT& RCQ

Bedrooms: 4

Full Baths: 2

Half Baths: 1

SqFt Liv Area: 2880

Year Built: ≈1981/Resale

Faces: North

Garage: 1/Attached

Carport:



Waterfront: Y/Canal Front/Intracoastal Front

Cooling: Ceiling Fans/Central Cooling

SPACIOUS WATERFRONT TOWNHOUSE 4 BED 2.5 BATH, TOTAL 2880 SQ. FT. LOCATED ON A PRIVATE ISLAND IN SUNNY ISLES, JUST ACROSS THE STREET FROM THE BEACH AND MINUTES FROM BAL HARBOUR SHOPS AND AVENTURA. MARBLE AND WOOD FLOORS, OPEN KITCHEN, CUSTOM CABINETS, ATRIUM AND FANTASTIC WATER VIEWS. WASHER/DRYER, ONE CAR GARAGE. COMMUNITY HAS: TENNIS COURT, BASKETBALL, KIDS PLAY AREA, CLUBHOUSE, GYM, HEATED POOL, PETS ALLOWED. DOCKS AVAILABLE, NO FIXED BRIDGES, 3 MIN. TO OCEAN. 24 HR SECURITY. EASY TO SHOW- CALL AGENT.



Master Bathroom:

Shower Only

Interior Features:

Second Floor Entry/ Built-Ins/ Closets Cabinetry/ French Doors/ Walk-In Closets

Amenities:

Basketball Courts/ Clubhouse-Clubroom/ Elevator/ Exercise Room/ Heated Pool/ Exterior Lighting/ Marina/ Child Play Area

Exterior Features:

Barbeque/ Open Balcony

Maint Fee: \$753 TOA: C Total Fees: \$753/M

Maintenance Includes:

All Amenities/ Building Exterior/ Cable Tv/ Elevator/ Insurance



Directions: COLLINS JUST SOUTH OF NE 163 RD ST (SUNNY ISLES BEACH BLVD); ENTRANCE IS ON THE WEST SIDE OF COLLINS AVE AT NE 160TH ST. SHOW GUARD BUSINESS CARD AT GUARD GATE. GO STRAIGHT TO BUILDING 12 (OPPOSITE CLUBHOUSE). TURN RIGHT AND PARK ON THE UPPER LEVEL (LEFT).

Tax Amount\$: ≈\$ 6,062

Tax Year: 2009

DAV/SOH\$: ≈\$ 357,293

DMV/ASV\$: