

A11527986 © Miami MLS © 2024



**\$1,000,000**

## **218 POINCIANA DR 208 SUNNY ISLES BEACH FL 33160**

<https://miamirealestateinc.com>

Investor's opportunity. Townhouse over the water, in a Private Island across the street from the Atlantic Ocean and the gorgeous Sunny Isles beaches. It is a Decorator ready unit. Luminous and spacious bedrooms, high ceilings. Island offers security guard, and another security around the Island at night, 2 swimming pools, gym, racquet court, tennis courts, [...]

- 3 beds
- 3 baths
- Condominium
- Residential
- Active
- 2265 sq ft

### **Basics**

**Bathrooms Half:** 1

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 3 beds

**Area:** 2265 sq ft

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 1980



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## Rooms & Units Description

**Unit Number:** 208

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## Location Details

**County Or Parish:** Miami-Dade County

**Elementary School:** Norman S. Edelcup K-8

**High School:** Alonzo and Tracy Mourning Sr. High

**Directions:** Collins at 160 St.

**Middle/Junior School:** Norman S. Edelcup K-8

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## Property details

**Total Building Area:** 2265

**Subdivision Name:** POINCIANA IS YT & RCQ CLU

**Possession:** Close Of Escrow

**Direction Faces:** South

**Parcel Number:** 31-22-14-021-0190

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## Property Features



**Exterior Features:** Deck,Porch,Storm/Security Shutters,Tennis Court(s)

**Laundry Features:** In Garage

**Parking Features:** Detached,One Space

**Appliances:** None

**Association Amenities:** Other

**Cooling:** Central Air

**Covered Spaces:** 1

**Garage Spaces:** 1

**Heating:** Central

**Pets Allowed:** Conditional,Yes

**View Y/N:** 1

**Entry Location:** 1

**Property Attached Y/N:** 1

**Stories Total:** 2

**Interior Features:** Bidet,Bedroom on Main Level,First Floor Entry,Kitchen/Dining Combo

**Waterfront Features:** Bay Front

**Security Features:** Complex Fenced,Door Man,Security Guard

**Architectural Style:** Cluster Home

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Ceramic Tile

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Bay

**Entry Level:** 1

**Patio and Porch Features:** Deck,Open,Porch

**Waterfront Y/N:** 1

**Utilities:** Cable Available

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## Miscellaneous

**Public Survey Township:** 31

**Syndication Remarks:** Investor opportunity, decorator ready. Private Island in Sunny Isles Beach, across the street from the ocean.

**Virtual Tour URL:**

<https://www.propertypanorama.com/instaview/mia/A11527986>

**Public Survey Section:** 14

**Year Built Details:** Resale

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## Fees & Taxes



**Tax Annual Amount:** 12235

**Tax Year:** 2023

**Tax Legal Description:**

POINCIANA IS YT & RCQ CLUB  
CONDO UNIT 208 UNDIV 0.5069%  
INT IN COMMON ELEMENTS OFF  
REC 10775-131 OR 16121-4834  
1193 1 F/A/U 30-2214-021-0190

**Association Fee:** 1370

**Association Fee Frequency:**

Monthly

**Association Fee Includes:** Amenities,Common  
Areas,Cable TV,Hot  
Water,Insurance,Internet,Laundry,Maintenance  
Structure,Sewer,Security

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## Courtesy of

**Office Name:** Aspen International Realty,Inc

