



A11557981 © Miami MLS® 2024

\$1,645,000

325 POINCIANA DR 905 SUNNY ISLES BEACH FL 33160

<https://miamirealestateinc.com>

One of the most astonishing townhouses on Poinciana Island. Waterfront remodeled 3bedr plus Office, 2.5bathr, Garage. Open kitchen: quartz tops/peninsula/backsplash, new SS appl. Living/Dining area: lighted TVwall unit, light art and vaulted skylight, office overlooking. Top quality finishes: light fixtures, French WallPapers, modern bathr, glass handrails, cabinetry, waterproof vinyl flooring, garage DoorOpener w ceiling&walls racks. [...]

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

Basics



Bathrooms Half: 1

Lot Size Units: Square Feet

Type: Townhouse

Bedrooms: 3 beds

Area: 2265 sq ft

Bathrooms Full: 2

Category: Residential

Status: Active

Bathrooms: 3 baths

Year built: 1980

Rooms & Units Description

Unit Number: 905

Location Details

County Or Parish: Miami-Dade County

Property details

Total Building Area: 2265

Disclosures: Owner Is Listing Agent

Parcel Number: 31-22-14-021-0830

Property Condition: Updated/Remodeled

Direction Faces: South

Subdivision Name: POINCIANA IS YT & RCQ CLU

Possession: Closing & Funding

Property Features



Exterior Features: Porch,Patio

Waterfront Features: Canal
Access,Intracoastal
Access,Mangrove,Navigable Water

Pool Features: Association

Security Features: Complex
Fenced,Key Card Entry,Other,Security
Guard,Smoke Detector(s)

Association Amenities:
Clubhouse,Fitness Center,Pool,Tennis
Court(s)

Carport Y/N: 1

Cooling: Central Air

Covered Spaces: 3

Furnished: Negotiable

Garage Y/N: 1

Heating Y/N: 1

View: Canal,Water

Entry Level: 1

Patio and Porch Features:
Open,Patio,Porch

Waterfront Y/N: 1

Stories Total: 2

Interior Features: Breakfast Bar,Dual Sinks,First
Floor Entry,Main Living Area Entry
Level,Skylights,Upper Level Primary,Vaulted
Ceiling(s)

Window Features: Blinds,Skylight(s)

Parking Features: Attached
Carport,Attached,Garage,Guest,Two or More Spaces

Appliances: Built-In Oven,Dryer,Dishwasher,Electric
Range,Electric Water Heater,Disposal,Ice
Maker,Microwave,Refrigerator,Washer

Carport Spaces: 2

Construction Materials: Block

Cooling Y/N: 1

Flooring: Other

Garage Spaces: 1

Heating: Central

Pets Allowed: Conditional,Yes

View Y/N: 1

Entry Location: 1

Property Attached Y/N: 1

Attached Garage Y/N: 1

Utilities: Cable Available

Miscellaneous

Public Survey Township: 31

Syndication Remarks: A MUST SEE!

Virtual Tour URL:

<https://www.propertypanorama.com/instaview/mia/A11557981>

**Public Survey
Section:** 14

**Year Built
Details:**
Resale



Fees & Taxes

Tax Annual Amount: 11505

Tax Year: 2023

Tax Legal Description: POINCIANA IS YT & RCQ
CLUB CONDO UNIT 905 UNDIV 0.5069% INT IN
COMMON ELEMENTS OFF REC 10775-131 OR
10832-1537 0780 6 F/A/U 30-2214-021-0830

Association Fee: 1370

Association Fee Frequency: Monthly

Association Fee Includes: Association
Management, Maintenance
Structure, Recreation Facilities, Roof

Courtesy of

Office Name: Grand Realty of America, Corp.

