



**\$1,200,000**

## **357 POINCIANA DR 1111**

<https://miamirealestateinc.com>

POINCIANA IS YT & RCQ CLUB CONDO UNIT 1111 UNDIV 0.4939% INT IN COMMON ELEMENTS OFF REC 10775-131 OR 16994-0834 1195 5 F/A/U 30-2214-021-102 Welcome to this waterfront townhouse in Sunny Isles Beach, which offers direct access to the Intracoastal Waterway and features a private dock. The first floor opens to a charming patio leading [...]

- 3 beds
- 3 baths
- Townhouse
- Residential
- Active
- 2370 sq ft

### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Floors:** 4 floors

**Year built:** 1981

**View:** Intercoastal

**County:** Miami-Dade

**Type:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area:** 2370 sq ft

**Property Condition:** UpdatedRemodeled

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

## Building Details

**Architectural Style:** HighRise

**Covered Spaces:** 1

**Floor covering:** Marble

**Construction Materials:** Block

**Garage Spaces:** 1

## Amenities & Features

**Pool Features:** Association

**Security Features:** ComplexFenced,SecurityGuard

**Association Amenities:** BoatDock,Marina,Clubhouse,Pool,TennisCourts

**Utilities:** CableAvailable

**Cooling:** CentralAir

**Furnished:** Negotiable

**Interior Features:** BedroomOnMainLevel,BreakfastArea,EatInKitchen,FirstFloorEntry,LivingDiningRoom,MainLivingAreaEntryLevel,WalkInClosets

**Appliances:** Dryer,Disposal

**Parking Features:** Attached,Garage,OneSpace

**Patio & Porch Features:** Deck

**Waterfront Features:** CanalAccess,CanalFront,NavigableWater,OceanAccess

**Window Features:** ImpactGlass

**Exterior Features:** Deck,SecurityHighImpactDoors,TennisCourts

**Heating:** Central

**Laundry Features:** WasherHookup,DryerHookup

## Nearby Schools

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

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

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

## Expenses, Fees & Taxes

**Association Fee:** \$1,337

**Tax Year:** 2023

**Tax Annual Amount:** \$7,877





# Miscellaneous

**Association Fee Frequency:** Monthly **List Office Name:** Keller Williams Capital Realty

**Listing Terms:** Cash,Conventional

