

# INES FLAX

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**Price:** \$1,199,500

**MLS Number:** A11909821

**Condo / Town Home**

**255 Poinciana Dr Unit 605, Sunny Isles Beach, Florida 33160 USA**

**Beds:** 3

**Baths:** 2

**Half Baths:** 1

**Living Area:** 2,265

**Unit:** 605

**HOA Fees:** \$1,677

**Waterfront:** YES

**Year Built:** 1980

**Community:** POINCIANA IS YT & RCQ CLU

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

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

**Junior High:** Highland Oaks

## ABOUT THIS PROPERTY

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Spacious Waterfront Townhome on Poinciana Island. Gated, 3 car parking, 3 bed, 2.5 bath townhome with vaulted ceilings, kitchen, marble floors, and a patio with slate floors and water views. one car garage plus assigned front parking. Decade old unit, New roof, impact front door, airy, light-filled interiors. The ocean is across the street. Resort-style amenities include tennis courts, gym, clubhouse, and 24/7 gated security with patrol. Water, sewer and trash included. HOA pays insurance and internet. Island-wide high-speed wireless connectivity, Enhanced security with cameras in all plazas, garages, and boardwalk, The location is unbeatable: just 15 minutes by boat to the Bal Harbour Inlet and sandbar and aventura mall away.

