

INES FLAX

YOUR PREMIER OCEANFRONT SPECIALIST
& MOST TRUSTED NAME IN SOUTH FLORIDA REAL ESTATE.



A11924963 SEFMLS© 2025



Price: \$1,375,000			MLS Number: A11924963			Condo / Town Home		
449 Poinciana Island Dr Unit 1512, Sunny Isles Beach, Florida 33160 USA								
Beds: 4			Baths: 2			Half Baths: 1		
Unit: 1512			HOA Fees: \$1,614			Waterfront: YES		
Year Built: 1981								
Community: POINCIANA IS YT & RCQ CLU					Subdivision: POINCIANA IS YT & RCQ CLU			

ABOUT THIS PROPERTY

ASSUMABLE MORTGAGE at a 2.875% interest rate with an approximate remaining balance of \$550,000! This is not just a property on Poinciana Island, this residence offers unobstructed Intracoastal views overlooking the Oleta River and Oleta River State Park. The kitchen, panel-ready Thermador appliances with dual-temp wine refrigeration, custom stone counters and sinks, and an elevated primary bath design. The floor plan was completely re-engineered with wider pathways, increased storage, a primary bath with touch-control steam shower, custom lighting, full smart-home infrastructure, and electronic window entrance, and a second-floor bedroom terrace adding future square footage and outdoor living. Thoughtfully designed

