

# INES FLAX

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







Price: \$1,060,000		MLS Number: A11571361		Condo / Town Home	
456 Poinciana Dr Unit 1620, Sunny Isles Beach, Florida 33160 USA					
Beds: 3		Baths: 2		Half Baths: 1	
Living Area: 2,500		Unit: 1620		HOA Fees: \$1,470	
Waterfront: YES		Year Built: 1981			
Community: POINCIANA IS YT & RCQ CLU			Subdivision: POINCIANA IS YT & RCQ CLU		

## ABOUT THIS PROPERTY

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A rare opportunity: direct views of the Oleta River from your home. Amazing two-story waterfront residence in a gated community. Elevator opens directly into the unit. Bosch stove and oven in the updated eat-in kitchen. Washer/dryer inside unit. A full exercise room. Ample resident and guest parking. Across from the Beach. All listing information is deemed reliable b

