

# 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

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ASSUMABLE MORTGAGE at a 2.875% interest rate with an approximate remaining balance of \$550,000! This is no Poinciana Island, this residence offers unobstructed Intracoastal views overlooking the Oleta River and Oleta River § kitchen, panel-ready Thermador appliances with dual-temp wine refrigeration, custom stone counters and sinks, and elevated primary bath design. The floor plan was completely re-engineered with wider pathways, increased storage, 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 designe

# PROPERTY LOCATION

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Image



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INTERNATIONAL REALTY

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