

# INES FLAX

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



Price: \$850,000

MLS Number: A11805383

Condo / Town Home

401 Poinciana Dr Unit 1225, Sunny Isles Beach, Florida 33160 USA

**Beds:** 3

**Baths:** 2

**Half Baths:** 1

**Living Area:** 2,500

**Unit:** 1225

**HOA Fees:** \$2,503

**Waterfront:** YES

**Year Built:** 1981

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

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

## ABOUT THIS PROPERTY

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Spacious waterfront 2-level condo in the exclusive guard-gated Poinciana Island community, directly across from Su closets, and attached storage. Includes deeded boat slip for a vessel up to 40 ft with direct ocean access (overnight and amenities including 2 pools, hot tub, tennis, racquetball, basketball, gym, marina, and more. Minutes from Avent walkthrough tour available.

