

# INES FLAX

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



A11809420 © Miami MLS® 2025



**Price:** \$999,000

**MLS Number:** A11809420

**Condo / Town Home**

**245 Poinciana Dr Unit 505, Sunny Isles Beach, Florida 33160 USA**

<b>Beds:</b> 3	<b>Baths:</b> 2	<b>Half Baths:</b> 1
<b>Living Area:</b> 2,265	<b>Unit:</b> 505	<b>HOA Fees:</b> \$1,500
<b>Waterfront:</b> YES	<b>Year Built:</b> 1980	
<b>Community:</b> POINCIANA IS YT & RCQ CLU	<b>Subdivision:</b> POINCIANA IS YT & RCQ CLU	

## ABOUT THIS PROPERTY

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Spacious Waterfront Townhome on Private Island Beautiful 3 bed, 2.5 bath townhome with vaulted skylight ceilings, Deeded dock fits up to a 20' boat. Enjoy a new roof, fresh exterior paint, impact front door, and airy, light-filled interior courts, gym, clubhouse, and 24/7 gated security with patrol. HOA covers insurance, water, HD cable, and internet. T

