

# INES FLAX

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





**Price: \$1,200,000**

**MLS Number: A11909821**

**Condo / Town Home**

**255 Poinciana Dr Unit 605, Sunny Isles Beach, Florida 33160 USA**

**Beds: 3**

**Baths: 2**

**Half Baths: 1**

**Living Area: 2,265**

**Unit: 605**

**HOA Fees: \$1,677**

**Waterfront: YES**

**Year Built: 1980**

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

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

**Elementary School: Norman S. Edelcup K-8**

**Junior High: Highland Oaks**

## ABOUT THIS PROPERTY

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With a deed 30'-35' dock to shelter your boat, a Spacious Waterfront Townhome on Poinciana Island. Gated, 3 car parking, water views. one car garage plus assigned front parking. New roof, impact front door, airy, light-filled interiors. The community has a security guard with patrol. Water, sewer and trash included. HOA pays insurance, cable, and internet. Island-wide high-speed wireless internet. Location unbeatable: just 15 minutes by boat to the Bal Harbour Inlet and sandbar and Aventura mall is 15 minutes away.

PROPERTY  
LOCATION

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Image

