

# Unit 1710 - Poinciana Island

1710 - 201-467 Poinciana Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11265367  
 Status: Active  
 Size: 3,115 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$2,100,000  
 List PPSF: \$674  
 Valuated Price: \$1,384,000  
 Valuated PPSF: \$444



*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 190  
 Number of active listings for rent: 3  
 Number of active listings for sale: 16  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

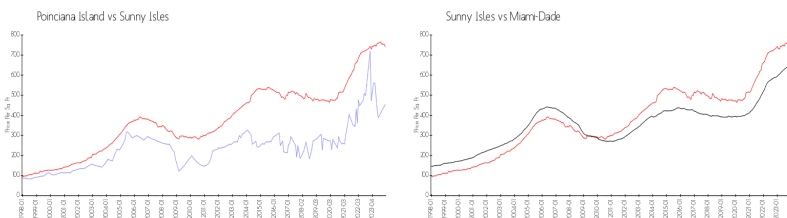
## Building Association Information

Poinciana Island Yacht & Racquet Club Condo Association  
 350 Poinciana Dr, Sunny Isles Beach,  
 FL 33160  
 (305) 947-2111

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
506	2,265 sq ft	Apr 2024	\$975,000	\$430
708	2,265 sq ft	Apr 2024	\$1,000,000	\$442
1124	2,500 sq ft	Oct 2023	\$875,000	\$350
1614	2,370 sq ft	Sep 2023	\$900,000	\$380
1008	2,265 sq ft	Aug 2023	\$950,000	\$419

## Market Information



Poinciana Island: \$454/sq. ft.      Sunny Isles: \$742/sq. ft.  
 Sunny Isles: \$742/sq. ft.      Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Poinciana Island 8%  
 Sunny Isles 5%  
 Miami-Dade 3%

**Avg. Time to Close Over Last 12 Months**

Poinciana Island	203 days
Sunny Isles	113 days
Miami-Dade	80 days