

# Unit 1415 - Poinciana Island

1415 - 201-467 Poinciana Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11581920
Status:	Temp Off Market
Size:	2,370 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	Canal,Intracoastal View
Rental Price:	\$6,000
List PPSF:	\$3
Valuated Price:	\$1,100,000
Valuated PPSF:	\$464

*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.*

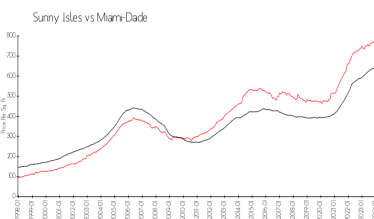
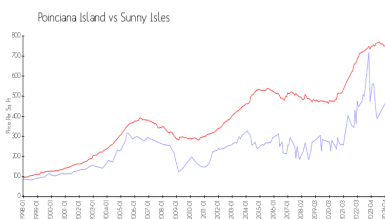
## Building Information

Number of units:	190
Number of active listings for rent:	3
Number of active listings for sale:	12
Building inventory for sale:	6%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	4

## Building Association Information

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

## Market Information



Poinciana Island:	\$475/sq. ft.	Sunny Isles:	\$748/sq. ft.
Sunny Isles:	\$748/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Poinciana Island	6%
Sunny Isles	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Poinciana Island	237 days
Sunny Isles	113 days
Miami-Dade	81 days

