

# Unit 1415 - Poinciana Island

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

## Unit Information

MLS Number: A11604381  
 Status: Active  
 Size: 2,370 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$1,350,000  
 List PPSF: \$570  
 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: 13  
 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

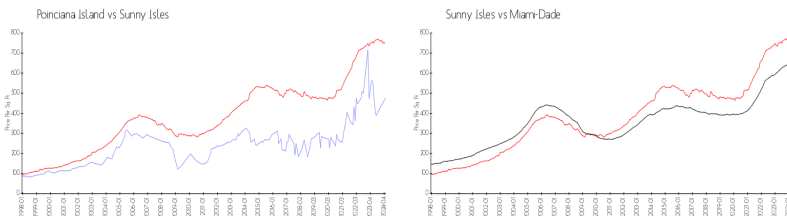
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1116	2,370 sq ft	May 2024	\$1,100,000	\$464
1630	2,220 sq ft	Apr 2024	\$760,000	\$342
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

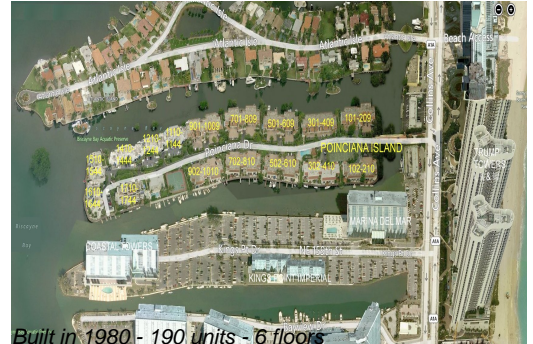
## Market Information



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 7%  
 Sunny Isles 5%  
 Miami-Dade 3%



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

Poinciana Island	237 days
Sunny Isles	116 days
Miami-Dade	82 days