

# Unit 603 - Poinciana Island

603 - 201-467 Poinciana Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11609076
Status:	Active
Size:	2,265 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Additional Spaces Available,Covered Parking,Parking Garage
View:	Canal,Intracoastal View
Rental Price:	\$5,300
List PPSF:	\$2
Valuated Price:	\$938,000
Valuated PPSF:	\$414

*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.*

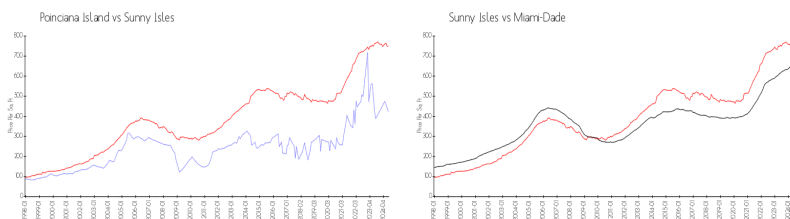
## Building Information

Number of units:	190
Number of active listings for rent:	3
Number of active listings for sale:	19
Building inventory for sale:	10%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
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

## Market Information



Poinciana Island:	\$424/sq. ft.	Sunny Isles:	\$749/sq. ft.
Sunny Isles:	\$749/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Poinciana Island	10%
Sunny Isles	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Poinciana Island	222 days
Sunny Isles	116 days
Miami-Dade	85 days

