

Unit 807 - Poinciana Island

807 - 201-467 Poinciana Dr, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11618792
Status:	Rented
Size:	2,265 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Additional Spaces Available, Guest Parking, Not Assigned
View:	Bay
Rental Price:	\$5,600
List PPSF:	\$2
Valuated Price:	\$1,100,000
Valuated PPSF:	\$486

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.

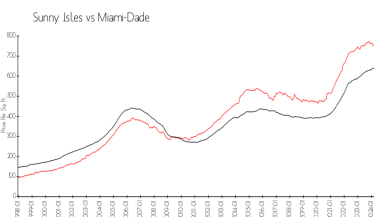
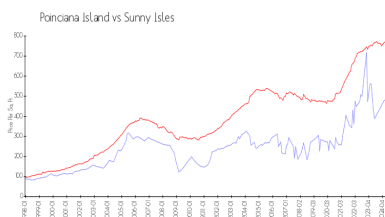
Building Information

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:	6
Number of sales over the last 6 months:	2
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: \$498/sq. ft.
Sunny Isles: \$757/sq. ft.

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Miami-Dade: \$694/sq. ft.

Inventory for Sale

Poinciana Island	10%
Sunny Isles	7%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Poinciana Island	163 days
Sunny Isles	113 days
Miami-Dade	85 days

