

# Unit 1612 - Poinciana Island

1612 - 201-467 Poinciana Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11619829  
 Status: Active  
 Size: 2,370 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces:  
 View:  
 Rental Price: \$9,000  
 List PPSF: \$4  
 Valuated Price: \$1,092,000  
 Valuated PPSF: \$461

*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.*

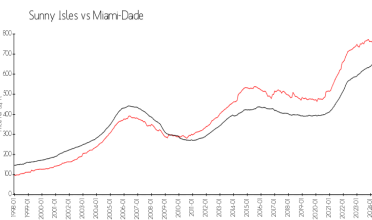
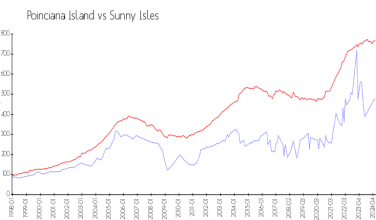
## Building Information

Number of units: 190  
 Number of active listings for rent: 3  
 Number of active listings for sale: 14  
 Building inventory for sale: 7%  
 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: 1

## 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:	\$471/sq. ft.	Sunny Isles:	\$769/sq. ft.
Sunny Isles:	\$769/sq. ft.	Miami-Dade:	\$704/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 83 days

