

# Unit 302 - Poinciana Island

302 - 201-467 Poinciana Dr, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11691023  
 Status: Active  
 Size: 2,650 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View: Intracoastal View  
 Rental Price: \$14,000  
 List PPSF: \$5  
 Valuated Price: \$1,288,000  
 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.*

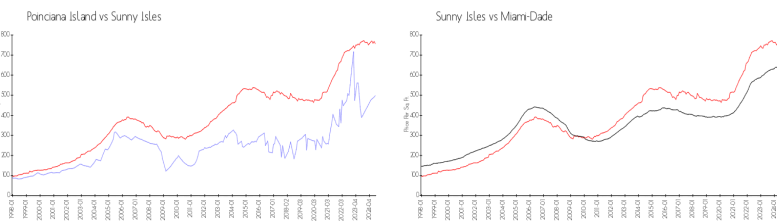
## Building Information

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: 7  
 Number of sales over the last 6 months: 3  
 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.
Sunny Isles:	\$757/sq. ft.	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 145 days  
 Sunny Isles 111 days  
 Miami-Dade 86 days

